



AGENDA

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, May 15, 2024

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

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

6 - 11

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

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

5.1. CASE 7443 - HAS BEEN REMOVED FROM ITEM 8.4 AND HAS BEEN
ADDED FOR AN EXTENSION OF TIME REQUEST

5.2. CASE 8352 - ADDED FOR AN ABATEMENT OF FINE

5.3. CASE 9001 - REMOVED FROM AGENDA, RESPONDENT COMPLIED
BEFORE HEARING DATE

6. PUBLIC HEARING

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

7. FORMAL HEARING - CODE OFFICER JEAN GUSTIN

- 12 - 57 7.1. **CASE 8786** - LAKE VILLA ASSOCIATES LTD - 2300-2490 S PARK ROAD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 8786](#)
- 58 - 77 7.2. **CASE 8789** - DANY GREINER - 3100 W HALLANDALE BEACH BLVD, LOT 702, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8789](#)
- 78 - 96 7.3. **CASE 9069** - AMAURY ALVAREZ RODRIGUEZ - 133 STEVEN STREET, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(S) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 9069](#)
- 7.4. **CASE 9001** - CAROLINA 31ST CORP - 1811 SW 31 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 13-1 - DEFINITIONS; 13-2 - STORAGE OF ABANDONED PROPERTY IN THE OPEN PROHIBITED; 13-3 - DECLARATION OF NUISANCE; 28-208.2(b) - SPECIFIC USE REGULATIONS AND LIMITATIONS - **FIRST OFFENSE**
- 97 - 119 7.5. **CASE 9194** - SLR REALTY CORP - 2150 SW 30 AVE, PEMBROKE PARK, FL,33009 - FORMAL HEARING - SECTION(S) 5-103 (a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-103(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-103(i) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-104 – DETERMINATION; 5-202 – PROHIBITED; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 12-76(a) NUISANCES DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **FIRST OFFENSE**
[Case Overview 9194](#)
- 120 - 141 7.6. **CASE 9226** - MEAT BAR HOLDINGS LLC - 2546 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 – APPLICATION; 15-28 - DISPLAY; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 9226](#)

- 142 - 165 7.7. **CASE 9221** - VIP RE 2503 LLC - 2503 JOHN P LYONS LN,
PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-
105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION
- **REPEAT OFFENSE**
[Case Overview 9221](#)
- 166 - 183 7.8. **CASE 9227** - MEAT BAR HOLDINGS LLC - 2544 SW 30 AVE,
PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-
105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION
- **REPEAT OFFENSE**
[Case Overview 9227](#)
- 184 - 205 7.9. **CASE 9484** - MEAT BAR HOLDINGS LLC - 2540 SW 30 AVE,
PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-
17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE
OF USE REQUIREMENTS; 15-40 (b) - DELINQUENT BUSINESS TAX
RECEIPT FEES AND PENALTIES; 21-19 - PROHIBITED SIGNS -
REPEAT OFFENSE
[Case Overview 9484](#)
- 206 - 226 7.10. **CASE 9485** - MEAT BAR HOLDINGS LLC - 2538 SW 30 AVE,
PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-
17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE
OF USE REQUIREMENTS; 15-40 (b) - DELINQUENT BUSINESS TAX
RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
[Case Overview 9485](#)

8. HEARING TO CONFIRM FINE - CODE OFFICER JEAN GUSTIN

- 227 - 272 8.1. **CASE 6666** - JOE REALTY HOME LLC - 3992 SW 52 AVE,
PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE -
SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT
APPLICATION - **FIRST OFFENSE**
[Case Overview 6666](#)
- 273 - 300 8.2. **CASE 6951** - FRAKES DONALD RAY - 2617-2625 S PARK RD,
PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM 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 6951](#)

- 301 - 365 8.3. **CASE 6996** - MARTHA CARJAVAL/PAUL LASRADO - 2304 CHARLES RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103 (a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-103(c) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATION; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 6996](#)
- 366 - 402 8.4. **CASE 7443**- AMITA DEVELOPMENT LLC - 2350 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 7443](#)
- 403 - 443 8.5. **CASE 7071** - MARTHA BEATRIZ RIOS PALOMINO - 2312 CHARLES RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 7071](#)

9. HEARING TO EXTEND TIME - CODE OFFICER JEAN GUSTIN

- 9.1. **CASE 7443**- AMITA DEVELOPMENT LLC - 2350 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

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

- 444 - 508 10.1. **CASE 4471** - PEMBROKE PARK WAREHOUSES HOLDING - 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECIEPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE BUSINESS - **FIRST OFFENSE**
[Case Overview 4471](#)
- 509 - 576 10.2. **CASE 5376** - PEMBROKE PARK WAREHOUSES HOLDING – 3172–3178 PEMBROKE 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 - **REPEAT OFFENSE**
[Case Overview 5376](#)

- 577 - 626 10.3. **CASE 5379** - PEMBROKE PARK WAREHOUSES HOLDING – 3186-3188 PEMBROKE 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; 15-17 - BUSINESS TAX RECEIPT REQUIRED; **REPEAT OFFENSE**
[Case Overview 5379](#)
- 627 - 672 10.4. **CASE 7722** - PEMBROKE PARK WAREHOUSES HOLDING - 3140 PEMBROKE RD, #612, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(S) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-28 – DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
[Case Overview 7722](#)
- 673 - 741 10.5. **CASE 8352** - YESYM 5401 LLC - 5401 SW 25 CT, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(c)(I); 12-48 - OUTDOOR STORAGE PROHIBITED; 22-27 - USE OF CERTAIN GRASS SPECIES; 22-28 - TO BE FREE FROM SHRUBS, HEDGES, ROCK SUBSTANCE, ETC.; 22-29 - RESPONSIBILITY FOR MAINTENANCE; 28-208.2(a) SPECIFIC USE REGULATIONS AND LIMITATIONS - **FIRST OFFENSE**
[Case Overview 8352](#)

11. ADJOURNMENT

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

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

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



MINUTES CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, April 17, 2024

Council Chambers –

3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER: 9:04 A.M.

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

SPECIAL MAGISTRATE: Andre McKenney.

CHIEF CODE COMPLIANCE OFFICER: Joseline Ramirez.

CODE COMPLIANCE CLERK: Nazly Cardona.

BUILDING CLERK: Marycari Paz.

TOWN ATTORNEY: Brian Sherman.

4. ADOPTION OF MINUTES

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

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

5.1. CASE 7531 - REMOVED FROM AGENDA

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

6. PUBLIC HEARING

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

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

- # - # 7.1. **CASE 6619** - RAMON HERNANDEZ - 3140 W HALLANDALE BEACH BLVD, LOT 334, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 27-32.1 - ENFORCEMENT - **FIRST OFFENSE** [Case Overview 6619](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Ramon Hernandez. - Humberto Ramos.	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	07/16/2024.

- # - # 7.2. **CASE 6658** - LILIANA PLONSKY - 3140 W HALLANDALE BEACH BLVD, #483, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(h)(i)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCES; 27-33 - MAINTENANCE - **FIRST OFFENSE** [Case Overview 6658](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Liliana Plonsky.	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	07/16/2024.

- # - # 7.3. **CASE 6661** - ROGER PEREZ/YADIRA ESQUIVEL - 3140 W HALLANDALE BEACH BLVD, LOT 601, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** [Case Overview 6661](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Roger Perez. - Yania Garcia.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	06/16/2024.

- # - # 7.4. **CASE 7378** - RENAUD DESCHENES - 82 W LAKE DRIVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 7378](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Renaud Deschenes. - Josee Ladouceur.	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	07/16/2024.

- # - # 7.5. **CASE 7379** - CLAUDE LEGENDRE - 84 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-340(b) DOCKS - **FIRST OFFENSE** [Case Overview 7379](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Josee Ladouceur.	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	07/16/2024.

- 7.6. **CASE 7531** - ARMANDO MERLUZZI/ AMANDA MERLUZZI - 3100 W HALLANDALE BEACH BLVD, #308, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

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

- # - # 7.7. **CASE 8072** - CARRIER, ALAIN & CARRIER, JACQUELINE - 4861 SW 26 CT, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8072](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	30 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	05/17/2024.

- # - # 7.8. **CASE 8073** - DOYON,LINE, LABBE, GAETAN - 4873 SW 25 CT, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8073](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	30 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	05/17/2024.

- # - # 7.9. **CASE 8742** - SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP - 2601 SW 32 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8742](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Nuris Garcia. - Rena Adan.	90 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	07/16/2024.

- # - # 7.10. **CASE 9160** - BNUMO INC - 4450 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 21-21(7) - TEMPORARY SIGNS - **REPEAT OFFENSE** [Case Overview 9160](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- David Bouganim. - Cynthia Rodriguez.	60 Days to Comply \$500.00 Per Diem \$100.00 Admin Fee	06/16/2024.

- # - # 7.11. **CASE 9235** - NATIONDOM INC - 5100 SW 41 ST, UNIT 306, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-76(a)(b) - NUISANCES; DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **REPEAT OFFENSE** [Case Overview 9235](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	30 Days to Comply \$500.00 Per Diem \$100.00 Admin Fee	05/17/2024.

- # - # 7.12. **CASE 9501** - YESYM 5401 LLC - 5401 SW 25 CT, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-46 - FAILURE O OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40(b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **REPEAT OFFENSE** [Case Overview 9501](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Roger Mimoun. - Witney Vixamar - Dylan Mimoun.	30 Days to Comply \$500.00 Per Diem \$100.00 Admin Fee	05/17/2024.

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

- # - # 8.1. **CASE 5467** - CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH - 323 MARINE DR #346 PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** [Case Overview 5467](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Donald Simard.	Confirmed Fine of \$60,700.00.

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

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

- # - # 8.3. **CASE 4882** - HENRY GUTIERREZ/GLORIA MUNOZ - 105 LORI LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** [Case Overview 4882](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent.	Confirmed Fine of \$38,800.00.

- # - # 8.4. **CASE 4885** - JORGE HERIDIA/ZARELA MONTOYA - 111 LORI LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-49 - STORM EVENT DEBRIS - **FIRST OFFENSE** [Case Overview 4885](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent.	Confirmed Fine of \$47,400.00.

- # - # 8.5. **CASE 8352** - YESYM 5401 LLC - 5401 SW 25 CT, PEMBROKE PARK, FL 33023 - SECTION(s) 5-103(c)(I) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-27 - USE OF CERTAIN GRASS SPECIES; 22-28 - TO BE FREE OF SHRUBS, HEDGES, ROCKS SUBSTANCES, ETC.; 22-29 - RESPONSIBILITY FOR MAINTENANCE; 28-208.2(a) - SPECIFIC USE REGULATIONS AND LIMITATIONS - **FIRST OFFENSE** [Case Overview 8352](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Roger Mimoun & Dylan Mimoun.	Confirmed Fine of \$37,600.00.

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

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	05/17/2024.

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

- # - # 10.1. **CASE 6829** - PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA - 4945 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(c)(h)(i)(I) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCES - **FIRST OFFENSE** [Case Overview 6829](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
- Attorney Lorenzo Cabiella.	Fine Abated to \$4,485.00 Payable in 30 Days or Reverts to \$28,998.50.	05/17/2024.

- # - # 10.2. **CASE 8595** - PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA - 4945 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(c)(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-42 - RESPONSIBILITY OF PROPERTY OWNERS; 12-43 - NOTICE TO REMOVE ACCUMULATIONS- TO BE SENT TO PROPERTY OWNER; 12-46 - FAILURE O OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCES; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-28 - TO BE FREE FROM SHRUBS, HEDGES ROCK SUBSTANCES, ETC.; 22-29 - RESPONSIBILITY FOR MAINTENANCE; 27-3 MAINTENANCE - **SECOND OFFENSE** [Case Overview 6829](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
- Attorney Lorenzo Cobiella.	Fine Abated to \$1,225.00 Payable in 30 Days or Reverts to \$7,600.00.	05/17/2024.

- # - # 10.3. **CASE 8439** - 5525 SW 41 ST PEMBROKE LLC - 5525 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105; 5-17 - PERMIT APPLICATION; 24-346(f) - PORTABLE STORAGE UNITS - **FIRST OFFENSE** [Case Overview 8439](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Stephanie Carrol Ross Lanham.	Fine Abated to \$5,847.00 Payable in 30 Days or Reverts to \$42,148.50.	05/17/2024.

11. ADJOURNMENT: 11:49 P.M.

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKE VILLA ASSOCIATES LTD	2300-2490 S PARK ROAD Pembroke Park, FL 33009	2300 S PARK RD, PEMBROKE PARK, FL 33009 #2300, 2350, 2400, 2450 & 2490

Folio

514220030010

Legal Description

HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

Case Status	Open	Case #	8786	Date Next Inspection	5/15/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes Installed multiple a/c units on the rooftop without a permit for Bldg #2300, Bldg #2350, Bldg #2400, Bldg #2450, and Bldg #2490. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/4/2023		Notice of Violation	Regular Mail
4/23/2024		Affidavit of Non-Compliance	Certified Mail
4/23/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LAKE VILLA ASSOCIATES LTD)

CASE NO. 8786

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LAKE VILLA ASSOCIATES LTD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2450 S PARK ROAD, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: LAKE VILLA ASSOCIATES LTD AT 10:01 A.M. ON THE 03 DAY MAY OF 2024.

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

TYPE OF SERVICE

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


AFFIANT

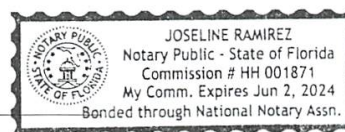
STATE OF FLORIDA
COUNTY OF BROWARD

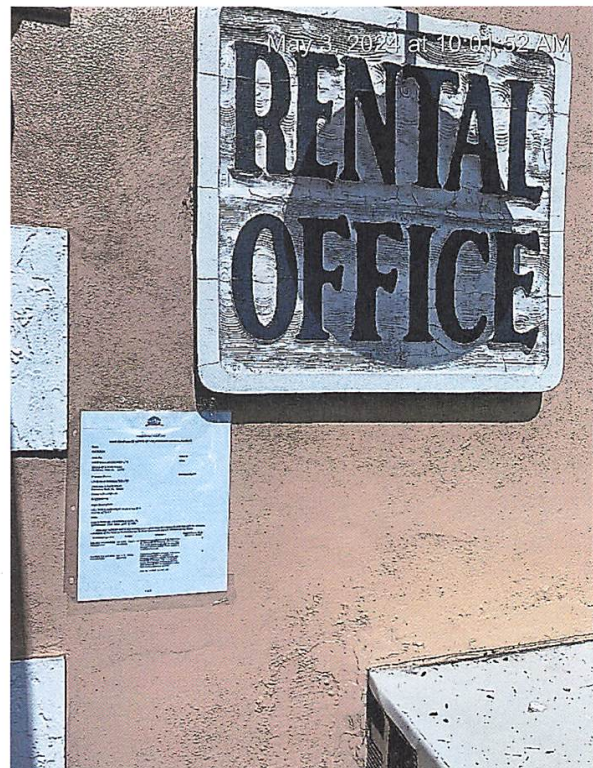
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3 day of May, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____

Type of Identification Produced _____





May 3, 2024 at 10:01:59 AM

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 04/23/2024

Sent To: LAKE VILLA ASSOCIATES LTD
2300-2400 S PARK ROAD
Pembroke Park, FL 33009

Case #: 8780

Property Owner: LAKE VILLA ASSOCIATES LTD
2300-2400 S PARK ROAD
Pembroke Park, FL 33009

Certified Mail #:

Property Description: 514220030010

Legal Description: HOLLYDALE AMEN PLAY 16-49 B ALL BLK
1 LESS LOTS 67
AKA:
2300 S PARK RD, PEMBROKE PARK, FL
33009 #2300, 2400, 2450 & 2400

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 04/20/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply From Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 8-115 - Repairs and maintenance	Repairs and maintenance shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall be done in a timely fashion and be done in a workable manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 8-117 - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, plans, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-08-01, § 2, 8-11-17)	31

1 of 2

9589 0710 5270 4019 58

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

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

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (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
LAKE VILLA ASSOCIATES LTD
NOH #8786
Street and Apt. No.
2350 S PARK RD,
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, J

9589 0710 5270 4019 27

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

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

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (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
LAKE VILLA ASSOCIATES LTD
NOH #8786
Street and Apt. No.
2300 S PARK RD,
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, January 2020

9589 0710 5270 4019 34

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

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

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (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
LAKE VILLA ASSOCIATES LTD
NOH #8786
Street and Apt. No.
2450 S PARK RD,
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, January 2020

9589 0710 5270 4019 10

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

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

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (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
LAKE VILLA ASSOCIATES LTD
NOH #8786
Street and Apt. No.
2490 S PARK RD,
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, January 2020

9589 0710 5270 4019 03

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

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

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (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
LAKE VILLA ASSOCIATES LTD
NOH #8786
Street and Apt. No.
6053 NW 63 WAY
City, State, ZIP+4®
PARKLAND FL 33067

PS Form 3800, J

9589 0710 5270 4018 97

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

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

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (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
GARY M. SINGER P.A.
NOH #8786
Street and Apt. No.
12 SE 7TH STREET, SUITE 820
City, State, ZIP+4®
FORT LAUDERDALE, FL 33301

PS Form 3800, J

9589 0710 5270 0673 4019 41

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (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 LAKE VILLA ASSOCIATES LTD
NOH #8786
Street and Apt. No. 2400 S PARK RD.
City, State, Zip+4 PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9004 See Reverse for Instructions



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/23/2024

Sent To:

LAKE VILLA ASSOCIATES LTD
2300-2490 S PARK ROAD
Pembroke Park, FL 33009

Case #:

8786

Property Owner:

LAKE VILLA ASSOCIATES LTD
2300-2490 S PARK ROAD
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220030010

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B ALL BLK
1 LESS LOTS 6,7

AKA:

2300 S PARK RD, PEMBROKE PARK, FL
33009 #2300, 2350, 2400, 2450 & 2490

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/4/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Installed multiple a/c units on the rooftop without a permit for Bldg #2300, Bldg #2350, Bldg #2400, Bldg #2450, and Bldg #2490. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of May, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

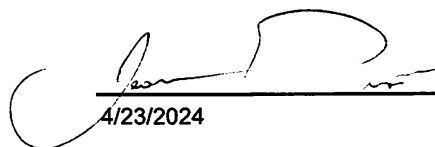
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin


4/23/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8786

Petitioner,

vs.

LAKE VILLA ASSOCIATES
LTD

2300 S PARK RD, PEMBROKE PARK, FL
33009 #2300, 2350, 2400, 2450 & 2490

Respondent(s)

On 4/23/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: LAKE VILLA ASSOCIATES LTD
Address: 2300-2490 S PARK ROAD Pembroke Park, FL 33009
Folio: 514220030010
Site Address: 2300 S PARK RD, PEMBROKE PARK, FL 33009 #2300, 2350, 2400, 2450 & 2490
Legal Description: HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

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

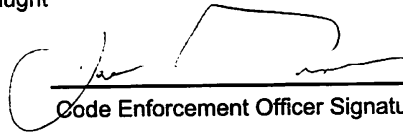
Notes/Mean of Correction:

1. Installed multiple a/c units on the rooftop without a permit for Bldg #2300, Bldg #2350, Bldg #2400, Bldg #2450, and Bldg #2490 - No permit has been obtained.

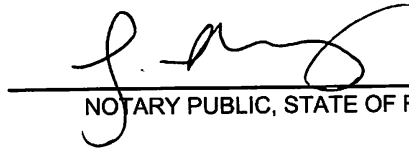
Further, Affiant sayeth naught

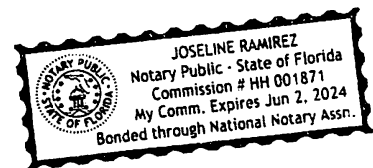
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/23/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: LAKE VILLA ASSOCIATES LTD
5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

Case #: 8786

Date: 08/04/2023

Property Owner: LAKE VILLA ASSOCIATES LTD
5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

Property Description: 514220030010

Certified Mail #:

Legal Description: HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

AKA: 2300 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/4/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

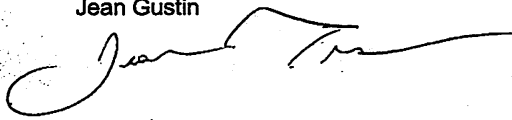
Notes/Mean of Correction:

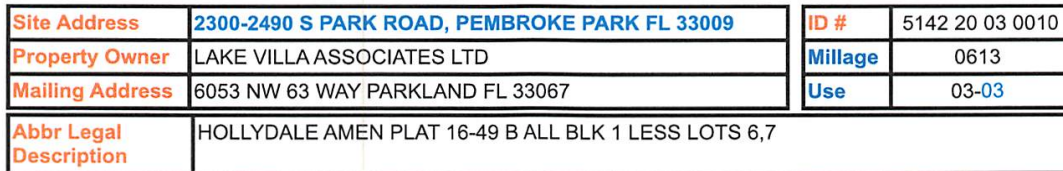
Installed multiple a/c units on the rooftop without a permit for Bldg #2300, Bldg #2350, Bldg #2400, Bldg #2450, and Bldg #2490. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin





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

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$15,731,050	\$15,731,050	\$15,731,050	\$15,731,050
Portability	0	0	0	0
Assessed/SOH	\$14,537,620	\$15,731,050	\$14,537,620	\$14,537,620
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	\$14,537,620	\$15,731,050	\$14,537,620	\$14,537,620

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$9.00	163,969	SF
Adj. Bldg. S.F. (Card, Sketch)		120141
Units		152
Eff./Act. Year Built: 1971/1970		

Page 23 of 741



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

Detail by Entity Name

Florida Limited Partnership
LAKE VILLA ASSOCIATES LTD

Filing Information

Document Number	A16000000386
FEI/EIN Number	81-5426423
Date Filed	08/11/2016
Effective Date	08/11/2016
State	FL
Status	ACTIVE

Principal Address

6053 Nw 63rd Way
Parkland, FL 33067

Changed: 04/10/2019

Mailing Address

6053 Nw 63rd Way
Parkland, FL 33067

Changed: 04/10/2019

Registered Agent Name & Address

Gary M. Singer P,A,
12 SE 7Th Street
SUITE 820
Fort Lauderdale, FL 33301

Name Changed: 04/10/2019

Address Changed: 04/10/2019

General Partner Detail

Name & Address

Document Number 572226

M.S.L. PROPERTY MANAGEMENT, INC.
6053 Nw 63rd Way
Parkland, FL 33067

TOWN OF PEMBROKE PARK

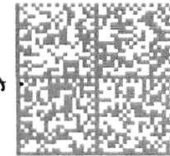
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

GARY M. SINGER P.A.



Nov # 8786.

12 SE 7th STREET, STE B20,
FORT LAUDERDALE, FL 33301.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

08/08/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

LAKE VILLA ASSOCIATES
LTD



Nov # 8786.

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PARKLAND, FL 33067.



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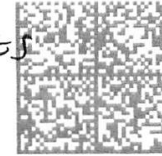
TOWN OF PEMBROKE PARK

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

LAKE VILLA ASSOCIATES
LTD.

Nov # 8786.

2490 S PARK ROAD,
PEMBROKE PARK, FL 33009



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LAKE VILLA ASSOCIATES
LTD.

Nov # 8786.

2300 S PARK ROAD,
PEMBROKE PARK, FL 33009.



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08/08/2023 ZIP 33023
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3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

LAKE VILIA ASSOCIATES
LTD.
Nov #3786.



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US POSTAGE

5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067.

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

LAKE VILLA

10 AUG 2023 PM 6 L

ASSOCIATES

LLC

NOV # 8786.

2490 S PARK ROAD,

PEMBROKE PARK, FL 33009



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US POSTAGE

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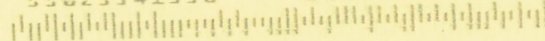
331 FE 1

0009/21/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*2000-00100-10-00





TOWN OF PEMBROKE PARK

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

MIAMI FL 330

10 AUG 2023PM 6 L

LAKE VILLA ASSOCIATES
LTD.

Nov #3786.

5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067.

No longer
Here



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FIRST-CLASS MAIL
IMI

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08/08/2023 ZIP 33023
043M30245597

US POSTAGE

NIXIE

331 DE 1

0008/28/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC:

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*2606-00208-10-39

33023>5413

33067-463695

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Aug 3, 2023 at 11:09:31 AM



Aug 3, 2023 at 11:10:16 AM



Aug 3, 2023 at 11:10:20 AM



Aug 3, 2023 at 11:11:56 AM



Aug 3, 2023 at 11:17:06 AM



Aug 3, 2023 at 11:17:53 AM





Aug 3, 2023 at 11:19:27 AM





Aug 3, 2023 at 11:20:28 AM



Aug 3, 2023 at 11:21:12 AM





Aug 3, 2023 at 11:23:00 AM





Aug 3, 2023 at 11:23:20 AM



Aug 3, 2023 at 11:10:16 AM



Aug 3, 2023 at 11:10:20 AM



Aug 3, 2023 at 11:11:56 AM





Aug 3, 2023 at 11:12:48 AM



Aug 3, 2023 at 11:13:38 AM



Aug 3, 2023 at 11:13:45 AM



Aug 3, 2023 at 11:16:10 AM





Aug 3, 2023 at 11:04:56 AM



Aug 3, 2023 at 11:06:24 AM



Aug 3, 2023 at 11:06:29 AM



Case Overview

Property/Incident Information

Owner	Address	Site Address
DANY GRENIER	3100 W HALLANDALE BEACH BLVD #702 PEMBROKE PARK, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #702

Folio

514229000331

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT 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, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB

Case Status	Open	Case #	8789	Date Next Inspection	5/15/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections. Previous permit #135465-0 does not match the current A/C unit change out.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/7/2023		Notice of Violation	Regular Mail
2/13/2024		Affidavit of Non-Compliance	Regular Mail
4/23/2024		Affidavit of Compliance	Certified Mail
4/23/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

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

Apr 29, 2024 at 12:53:36 PM

702

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 04/23/2024

Sent To: **Case #:**
Danny Grenier **8789**

3100 W HALLANDALE BEACH BLVD #702
PEMBROKE PARK, FL 33009

Property Owner:
Danny Grenier

3100 W HALLANDALE BEACH BLVD #702
PEMBROKE PARK, FL 33009

Property Description:
514229000331

Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY
510.93 SLY 50 FOR POB, CONT SLY
200.24 WLY 95.74 SLY 63.28 SLY
169.20 SWLY 13.93 WLY 77.37 SLY
125.24 CONT SLY 31.57 SLY 80.38 ELY
43.89 SLY 70.97 SLY 636.43, CLY
323.30 NLY 674.96 ELY 35.02, NLY
612.41 NWLY 250.84 WLY 244.81 TO POB

AKA:
3100 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #702

YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED INSPECTOR ALLEGES THAT ON 6/7/2023 THE FOLLOWING VIOLATION(S) OF THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES EXISTED ON THE PROPERTY ABOVE:

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

1 of 2

Apr 29, 2024 at 12:53:43 PM

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 04/23/2024

Sent To: **Case #:**
Danny Grenier **8789**

3100 W HALLANDALE BEACH BLVD #702
PEMBROKE PARK, FL 33009

Property Owner:
Danny Grenier

3100 W HALLANDALE BEACH BLVD #702
PEMBROKE PARK, FL 33009

Property Description:
514229000331

Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY
510.93 SLY 50 FOR POB, CONT SLY
200.24 WLY 95.74 SLY 63.28 SLY
169.20 SWLY 13.93 WLY 77.37 SLY
125.24 CONT SLY 31.57 SLY 80.38 ELY
43.89 SLY 70.97 SLY 636.43, CLY
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612.41 NWLY 250.84 WLY 244.81 TO POB

AKA:
3100 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #702

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1 of 2

9589 0710 5270 0673 4019 65

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☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery \$
Postage
\$ 8.69
Total Postage and Fee
\$
Sent To
DANNY GRENIER
NOH #8789
Street and Apt. No., c 3100 W HALLANDALE BEACH BLVD 702,
City, State, ZIP+4® PEMBROKE PARK, FL 33009

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

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☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery \$
Postage
\$ 8.69
Total Postage and Fee
\$
Sent To
GREEN ACRES PEMBROKE MHC LLC
NOH #8789
Street and Apt. No., c 8800 N BRONX AVE 2 FL
City, State, ZIP+4® SKOKIE IL 60077

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

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery \$
Postage
\$ 8.69
Total Postage and Fee
\$
Sent To
GREEN ACRES PEMBROKE MHC LLC
NOH #8789
Street and Apt. No., c 3100 W HALLANDALE BEACH BLVD,
City, State, ZIP+4® PEMBROKE PARK, FL 33009

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

9589 0710 5270 0673 4019 72

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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 Fee
\$
Sent To
CORPORATION SERVICE COMPANY
NOH #8789
Street and Apt. No., 1201 HAYS STREET
City, State, ZIP+4® TALLAHASSEE, FL 32301

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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/23/2024

Sent To:

Danny Grenier

3100 W HALLANDALE BEACH BLVD #702
PEMBROKE PARK, FL 33009

Case #:

8789

Property Owner:

Danny Grenier

3100 W HALLANDALE BEACH BLVD #702
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000331

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY
510.50, SLY 50 FOR POB, CONT 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, ELY
323.30, NLY 674.99, ELY 35.02, NLY
612.41, NWLY 250.64, WLY 244.81 TO POB

AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #702

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/7/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

(Ord. No. 13-09-01, § 2, 9-11-13)

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections. Previous permit #135465-0 does not match the current A/C unit change out.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of May, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

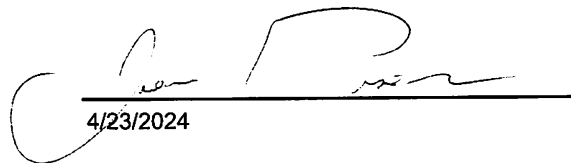
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



4/23/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8789

Petitioner,
vs.

Danny Grenier
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #702
Respondent(s)

On 4/23/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Danny Grenier
Address:	3100 W HALLANDALE BEACH BLVD #702 PEMBROKE PARK, FL 33009
Folio:	514229000331
Site Address:	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #702
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT 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, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/23/2024

Notes/Mean of Correction:

1. Previous permit #135465-0 does not match the current A/C unit change out. Installed a/c unit without a permit - No permit has been obtained.
2. Installed shed without a permit. The Rubbermaid shed has been removed. Corrected.

Further, Affiant sayeth naught

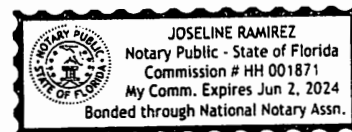
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/23/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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

GREEN ACRES PEMBROKE
MHC LLC

NOV #8789.

8800 N BRONX AVE 2nd FL,
SKOKIE, IL 60077.



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US POSTAGE

TOWN OF PEMBROKE PARK

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

DANNY GREINER

NOV #8789

3100 W HALLANDALE BEACH BND
#702,
PEMBROKE PARK, FL 33009.



quadiant

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08/08/2023 ZIP 33023
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3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

GREEN ACRES PEMBROKE
MHC LLC
NOV #8789.



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08/08/2023 ZIP 33023
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US POSTAGE

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009.

TOWN OF PEMBROKE PARK

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

CORPORATION SERVICE
COMPANY
NOV #8789.



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08/08/2023 ZIP 33023
043M30245597

US POSTAGE

1201 HAYS STREET,
TALLAHASSEE, FL 32301.



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Danny Grenier

Case #:

8789

Date:

08/07/2023

3100 W HALLANDALE BEACH BLVD #702
PEMBROKE PARK, FL 33009

Property Owner:

Danny Grenier

Property Description:

514229000331

Certified Mail #:

3100 W HALLANDALE BEACH BLVD #702
PEMBROKE PARK, FL 33009

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY
510.50, SLY 50 FOR POB, CONT 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, ELY
323.30, NLY 674.99, ELY 35.02, NLY
612.41, NWLY 250.64, WLY 244.81 TO POB

AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #702

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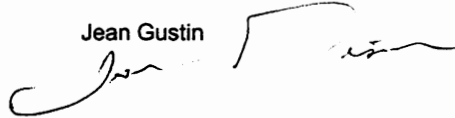
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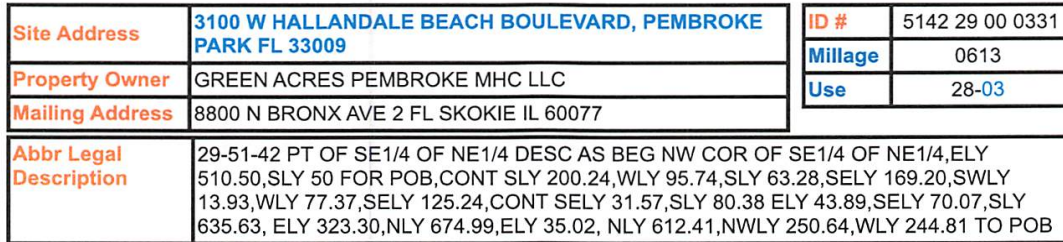
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Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant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

Jean Gustin

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



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

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$4,572,080	\$4,572,080	\$4,572,080	\$4,572,080
Portability	0	0	0	0
Assessed/SOH	\$3,828,500	\$4,572,080	\$3,828,500	\$3,828,500
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	\$3,828,500	\$4,572,080	\$3,828,500	\$3,828,500

* Denotes Multi-Parcel Sale (See Deed)

1/1



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

Detail by Entity Name

Foreign Limited Liability Company
GREEN ACRES PEMBROKE MHC, LLC

Filing Information

Document Number M17000000264
FEI/EIN Number 81-4775870
Date Filed 01/10/2017
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Mailing Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title Manager

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

Annual Reports

Report Year	Filed Date
2021	04/07/2021
2022	09/15/2022
2023	04/25/2023

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

T# 1619971181
B# 912981

Identification Number	Year	Make	Body	WT-L-SHP	Vessel Regs. No.	Title Number
03611396F	1993	SKYL	HS	56'		64809213

Registered Owner:
DANY GRENIER
1085 CH DES PATRIOTES
SOREL-TRACY, QC J3P6N1
CANADA

Date of Issue 03/16/2022

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

IMPORTANT INFORMATION

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

Mail To:

DANY GRENIER
1085 CH DES PATRIOTES
SOREL-TRACY, QC J3P6N1
CANADA

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-SHP	Vessel Regs. No.	Title Number	Lien Release
03611396F	1993	SKYL	HS	56'		64809213	Interest in the described vehicle is hereby released

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date	By
FL	UNK				PRIVATE	11/29/2004	

Odometer Status or Vessel Manufacturer or OH use	Engine Drive	Hull Material	Prop	Date of Issue	Date
				03/16/2022	

Registered Owner
DANY GRENIER
1085 CH DES PATRIOTES
SOREL-TRACY, QC J3P6N1
CANADA

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch

Robert R. Kynoch
Director



Terry L. Rhodes

Terry L. Rhodes
Executive Director

Control Number 155768717
10 /12 155768717

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

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

Seller Must Enter Purchaser's Name: _____ Address: _____
Seller Must Enter Selling Price: _____ Seller Must Enter Date Sold: _____
I/We state that this ☐ 5 or ☐ 0 digit odometer now reads _____ (no tens) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading is correct.
☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3. is NOT THE ACTUAL MILEAGE
UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.
SELLER Must Sign Here: _____ CO-SELLER Must Sign Here: _____
Print Here: _____ Print Here: _____
Selling Dealer's License Number: _____ Tax No.: _____ Tax Collected: _____
Auction Name: _____ License Number: _____
PURCHASER Must Sign Here: _____ CO-PURCHASER Must Sign Here: _____
Print Here: _____ Print Here: _____

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

HSMV 82250 (REV. 3/15)

STATE OF FLORIDA

Aug 2, 2023 at 12:21:26 PM



Aug 2, 2023 at 12:21:30 PM



Aug 2, 2023 at 12:21:41 PM



Aug 3, 2023 at 12:10:00 PM

International Comfort Products
Lewisburg, TN 37091 U.S.A.

MODEL
N° DU MODEL
WJA430000K000

SERIAL / SERIE
F223350537

FACTORY CHARGED WITH R-410A REFRIG.
Short-Circuit Current 50mA symmetrical 230V

PERMISSIBLE VOLTAGE AT UNIT		253	MAX	197										
		VOLTS AC	PH	HZ	RLA	LRA	FACTORY CHARGED	TEST						
COMPRESSOR	208/230	1		60	13.5	77.5	LBS	KG	HE	450				
MOTOR	208/230	1		60	H2	FLA	HP (W)			LOW	280			
OUTDOOR FAN	208/230	1		60	0.9	1.8 (83)			MAX. EXTERNAL STATIC PRESSURE				0.5	
INDOOR FAN	208/230	1		60	0.1	12 (37)			MAX. STATIC EXTENSIVE MAX.				125	

UNIT SUITABLE FOR OUTDOOR USE		CHARGE UNIT PER INSTALLATION INSTRUCTIONS														
ACCESSORY HEATER MODEL NUMBER		CHECK HERE	VOLTS	Hz	ELC HEAT PA	MIN COT AMPS (MCA)	MAXIMUM CURRENT PROTECTION DEVICE (FUSE/CLC)	FLA	LRA	MINIMUM DISCONNECT						
NONE	208/230	1	60			21.9	32	21	76							
CHHEATER120W	208/230	1	60		1920.8	27.63/1	35/5	2659	7474							
CHHEATER120W	208/230	1	60		1920.8	27.63/1	35/5	2659	7474							
CHHEATER120W	208/230	1	60		2701.3	38.84/3	40/45	3641	7474							
CHHEATER120W	208/230	1	60		2701.3	38.84/3	40/45	3641	7474							
CHHEATER120W	208/230	1	60		38.14/7	50.35/3	50/60	4653	7474							
CHHEATER120W	208/230	1	60		38.14/7	50.35/3	50/60	4653	7474							

INSTALLATION NOTE:

1. METALL ACCESSORY HEATER PER INSTALL INSTRUCTIONS ENCLOSED WITH HEATER. MAX. SPACE ONCE USED. USE NO. 4 A/CW AIRS LIFTED FOR HEATER. IF NO HEATER IS USED MAX. SPACE ONCE.
2. HEATER ASSEMBLIES ARE CLASSIFIED FOR USE ON BRONZE EQUIPMENT AS IDENTIFIED BY MARK MANUFACTURE.

MAXIMUM OUTLET AIR TEMPERATURE WITH ELECTRICALLY INSTALLED HEATER SHALL BE MINIMUM CLEARANCE TO COMBUSTIBLE MATERIALS DEGRADATION MINIMUM ALLOW MATERIALS COMBUSTIBLES

MAX OVERHANG / SURFLOWS TOP / DEBUS BOTTOM / DEBUS

MAX OVERHANG / SURFLOWS TOP / DEBUS BOTTOM / DEBUS

MAX OVERHANG / SURFLOWS TOP / DEBUS BOTTOM / DEBUS

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MAX OVERHANG / SURFLOWS TOP / DEBUS BOTTOM / DEBUS

MAX OVERHANG / SURFLOWS TOP / DEBUS BOTTOM / DEBUS





Case Overview

Property/Incident Information

Owner	Address	Site Address
AMAURY ALVAREZ RODRIGUEZ	133 Steven Street Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #133 Steven Street

Folio

514229000030

Legal Description

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

Case Status	Open	Case #	9069	Date Next Inspection	5/15/2024
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Notes

1. Installed concrete slab without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed windows without a permit. Obtain plans for an after the fact permit and inspections.
 3. Installed doors without a permit. Obtain plans for an after the fact permit and inspections.
 4. Installed -2- mini A/C Splits without a permit. Obtain plans for an after the fact permit and inspections.
 5. Re-roofing of roof over 25% done without a permit. Obtain plans for permit and inspections
 6. Installation of existing addition (door), (roof over), etc added to the rear accessory structure. Obtain plans for an after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
11/20/2023		Notice of Violation	Regular Mail
4/23/2024		Affidavit of Non-Compliance	Certified Mail
4/23/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

AMAURY ALVAREZ RODRIGUEZ)

CASE NO. 9069

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: AMAURY ALVAREZ RODRIGUEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 133 STEVEN STREET, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: AMAURY ALVAREZ RODRIGUEZ AT 10:04 A.M. ON
THE 29 DAY APRIL OF 2024

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

TYPE OF SERVICE

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

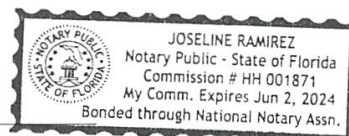
Jean Gustin
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Jean Gustin
Signature

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



Apr 29, 2024 at 10:04:02 AM

133

Town of Pembroke Park
3150 SW 53 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 04/23/2024
Sent To: Amaury Alvarez Rodriguez
133 Steven Street
Pembroke Park, FL 33009
Property Owner: Amaury Alvarez Rodriguez
133 Steven Street
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 #133 Steven Street

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 11/20/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

(Ord. No. 13-09-01, § 2, 9-11-13)

1 of 2

Apr 29, 2024 at 10:04:11 AM

Town of Pembroke Park
3150 SW 53 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 04/23/2024
Sent To: Amaury Alvarez Rodriguez
133 Steven Street
Pembroke Park, FL 33009
Property Owner: Amaury Alvarez Rodriguez
133 Steven Street
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
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(Ord. No. 13-09-01, § 2, 9-11-13)

1 of 2

9589 0710 5270 0673 4018 59

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

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

OFFICIAL USE

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

Postage
\$ 8.69

Total Postage and Fees

Sent To
VCORP SERVICES, LLC
NOH #9069
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

City, State, ZIP+4®

PS Form 3800, January 2020 PSN 7530-02-000-9097 See Reverse for Instructions

9589 0710 5270 0673 4018 73

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (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
LAKESHORE MOBILE HOME PARK LLC
NOH #9069
6400 TELEGRAPH RD #2000 BLOOMFIELD
TOWNSHIP MI 48301

City, State, ZIP+4®

PS Form 3800, January 2020 PSN 7530-02-000-9097 See Reverse for Instructions

9589 0710 5270 0673 4018 66

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (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
AMAURY ALVAREZ RODRIGUEZ
NOH #9069
133 STEVEN STREET
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, January 2020 PSN 7530-02-000-9097 See Reverse for Instructions

9589 0710 5270 0673 4018 80

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

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OFFICIAL USE

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

Postage
\$ 8.69

Total Postage and Fees

Sent To
LAKESHORE MOBILE HOME PARK LLC
NOH #9069
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

City, State, ZIP+4®

PS Form 3800, January 2020 PSN 7530-02-000-9097 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:

AMAURY ALVAREZ RODRIGUEZ
NOH #9069
133 STEVEN STREET
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7702 68

2. Article Number (Transfer from service label)

9589 0710 5270 0673 4018 66

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

all Restricted Delivery

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

Domestic Return Receipt



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/23/2024

Sent To:

Amaury Alvarez Rodriguez
133 Steven Street
Pembroke Park, FL 33009

Case #:

9069

Property Owner:

Amaury Alvarez Rodriguez
133 Steven Street
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #133 Steven Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/20/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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 2. Installed windows without a permit. Obtain plans for an after the fact permit and inspections.
 3. Installed doors without a permit. Obtain plans for an after the fact permit and inspections.
 4. Installed -2- mini A/C Splits without a permit. Obtain plans for an after the fact permit and inspections.
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 6. Installation of existing addition (door), (roof over), etc added to the rear accessory structure. Obtain plans for an after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of May, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

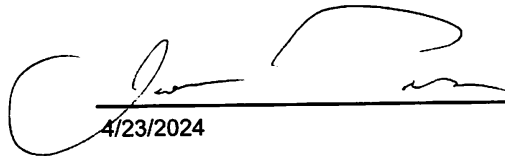
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



4/23/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9069

Petitioner,

vs.

Amaury Alvarez Rodriguez
2701 S PARK RD, PEMBROKE PARK, FL
33009 #133 Steven Street

Respondent(s)

On 4/23/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Amaury Alvarez Rodriguez
Address: 133 Steven Street Pembroke Park, FL 33009
Folio: 514229000030
Site Address: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #133 Steven Street
Legal Description: 29-51-42 W1/2 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

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: 4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/23/2024

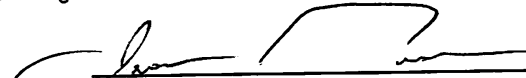
Notes/Mean of Correction:

1. Installed concrete slab without a permit. No permit has been obtained. Not Corrected.
2. Installed windows without a permit. No permit has been obtained. Not Corrected.
3. Installed doors without a permit. No permit has been obtained. Not Corrected.
4. Installed -3- mini A/C Splits without a permit. No permit has been obtained. Not Corrected.
5. Re-roofing of roof over 25% done without a permit. No permit has been obtained. Not Corrected.
6. Installation of addition (door), (roof over), that's added to the rear structure. No permit has been obtained. Not Corrected.

Further, Affiant sayeth naught

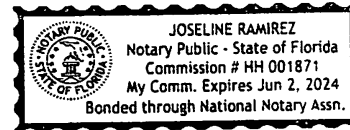
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/23/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Amaury Alvarez Rodriguez
133 Steven Street
Pembroke Park, FL 33009

Case #:

9069

Date:

11/20/2023

Property Owner:

Amaury Alvarez Rodriguez
133 Steven Street
Pembroke Park, FL 33009

Property Description:

514229000030

Certified Mail #:**Legal Description:**

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #133 Steven Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/20/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

1. Installed concrete slab without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed windows without a permit. Obtain plans for an after the fact permit and inspections.
 3. Installed doors without a permit. Obtain plans for an after the fact permit and inspections.
 4. Installed -2- mini A/C Splits without a permit. Obtain plans for an after the fact permit and inspections.
 5. Re-roofing of roof over 25% done without a permit. Obtain plans for permit and inspections
 6. Installation of existing addition (door), (roof over), etc added to the rear accessory structure. Obtain plans for an after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin

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

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

V CORP Services LLC

Nov #9069

1200 S Pine Island Rd,
Plantation, FL 33324.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁹

11/20/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Amaury Alvarez Rodriguez

Nov #9069

133 Steven Street,
Pembroke Park, FL 33009



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁹

11/20/2023 ZIP 33023
043M30245597

US POSTAGE

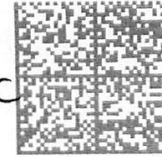
TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Lakeshore Mobile Home Park LLC

Nov #9069

6400 Telegraph Rd #2000
Bloomfield Township, MI 48301.



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FIRST-CLASS MAIL

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\$000.63⁰

11/20/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Lakeshore Mobile Home Park LLC

Nov #9069

2701 S Park Rd,
Pembroke Park, FL 33009.



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FIRST-CLASS MAIL

IMI

\$000.63⁰

11/20/2023 ZIP 33023
043M30245597

US POSTAGE



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

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

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	\$3,565,990	\$217,900	\$3,783,890	\$3,180,340	
2023	\$3,565,990	\$217,900	\$3,783,890	\$2,891,220	\$68,318.90
2022	\$2,765,790	\$217,900	\$2,983,690	\$2,628,390	\$57,693.60

2024 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,783,890	\$3,783,890	\$3,783,890	\$3,783,890
Portability	0	0	0	0
Assessed/SOH	\$3,180,340	\$3,783,890	\$3,180,340	\$3,180,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,180,340	\$3,783,890	\$3,180,340	\$3,180,340

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/2/2002	SW*	\$220,000	33474 / 1458	\$10.00	355,645	SF
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400	SF
8/20/1997	WD*	\$3,262,200	26945 / 137			
2/22/1989	CP*	\$100	16299 / 977			
				Adj. Bldg. S.F. (Card, Sketch)		550
				Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

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



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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

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

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32389-0500

T# 1657223953

B# 924353

Identification Number 5D9R1S10877 Year 1969 Make FLEE Body HS WT-L-BHP 60 Vessel Regis. No. Title Number 3643110

Registered Owner:

AMAURY ALVAREZ RODRIGUEZ
113 STEVEN ST #18
HALLANDALE BCH, FL 33009

Date of Issue 05/26/2022

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

IMPORTANT INFORMATION

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

Mail To:

AMAURY ALVAREZ RODRIGUEZ
113 STEVEN ST #18
HALLANDALE BCH, FL 33009

CERTIFICATE OF TITLE

Identification Number 5D9R1S10877 Year 1969 Make FLEE Body HS WT-L-BHP 60 Vessel Regis. No. Title Number 3643110

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

Prev State FL Color UNK Primary Brand Secondary Brand No of Brands Use PRIVATE Prev Issue Date 04/06/2022

Odometer Status or Vessel Manufacturer or OH use Engine Drive Hull Material Prop Date of Issue 05/26/2022

Registered Owner

AMAURY ALVAREZ RODRIGUEZ
113 STEVEN ST #18
HALLANDALE BCH, FL 33009

DUPLICATE

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch

Robert R. Kynoch
Director



Control Number

155729999

10 / 12 155729999

Terry L. Rhoads

Terry L. Rhoads
Executive Director

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

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

Seller Must Enter Purchaser's Name _____

Address: _____

Seller Must Enter Selling Price: _____

Seller Must Enter Date Sold: _____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads () () () () () () (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading ☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

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

SELLER Must
Sign Here: _____

CO-SELLER Must
Sign Here: _____

Print Here: _____

Print Here: _____

Selling Dealer's License Number _____

Tax No.: _____

Tax Collected: _____

Auction Name _____

License Number: _____

PURCHASER Must
Sign Here: _____

CO-PURCHASER Must
Sign Here: _____

Print Here: _____

Print Here: _____

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

HSMV 82250 (REV. 3/15)

STATE OF FLORIDA

STATE OF FLORIDA

LIEN SATISFACTION

VOID IF ALTERED

VOID IF ALTERED

STATE OF FLORIDA
DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES
DIVISION OF MOTOR VEHICLES
2900 Apalachee Parkway • Neil Kirkman Building • Tallahassee, FL 32399-0620
Notice of Sale of Motor Vehicle, Mobile Home or Vessel

Section 319.22(2), Florida Statutes, requires that the seller file a Notice of Sale with the department within 30 days after the sale or transfer of the motor vehicle, vessel or mobile home. Filing this form removes any civil liability for the operation of the sold motor vehicle, vessel or mobile home. In addition to filing this form, we suggest you keep a copy of your bill of sale (we suggest it be notarized), certificate of title or other type of transaction document showing the vehicle was sold. **Complete the information below, tear the top portion of this document at the perforation and mail to the address above or submit to your local tax collector's office or license plate agency.**

I have this _____ day of _____, _____, transferred by assignment of and delivered Florida Certificate of Title to:

Name: Purchaser(s) _____ First _____ MI _____ Last _____ Purchaser's DL/ID _____

Address _____ Selling Price \$ _____

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

Seller's Signature _____ Co-Seller's Signature _____

NOTE: THE SUBMISSION OF THIS FORM, ACCURATELY COMPLETED, TO A TAX COLLECTOR'S OFFICE, LICENSE PLATE AGENCY OR TO THE ADDRESS ABOVE WILL ALLOW THE TITLE CLERK TO UPDATE THE DMV DATABASE TO REFLECT THE TITLE RECORD AS "SOLD". HOWEVER, THE OWNERSHIP STATUS WILL NOT CHANGE UNTIL THE PURCHASER APPLIES FOR AND IS ISSUED A CERTIFICATE OF TITLE.

ODOMETER CERTIFICATION - Federal and state laws require that you keep the mileage in connection with transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.			
FIRST REASSIGNMENT BY LICENSED DEALER	Selling Dealer's License No. _____	Selling Dealer's Name _____	Tax No. _____
			Tax Collected: _____
	Selling Dealer's Address _____		Date Sold: _____
	Purchaser's Name(s): _____ Address: _____		
	I/WE STATE THAT THIS ☐ 5 OR ☐ 6 DIGIT ODOMETER NOW READS XXXXX (NO TENTHS) MILES, DATE READ ____/____/____, AND I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ODOMETER READING:		
	CAUTION: READ CAREFULLY BEFORE YOU CHECK A BOX ☐ 1. REFLECTS ACTUAL MILEAGE ☐ 2. IS IN EXCESS OF ITS MECHANICAL LIMITS (EXCESS OF ITS MECHANICAL LIMITS APPLIES TO 5 DIGIT ODOMETERS) ☐ 3. IS NOT THE ACTUAL MILEAGE. WARNING - ODOMETER DISCREPANCY		
SECOND REASSIGNMENT BY LICENSED DEALER	Selling Dealer's License No. _____	Selling Dealer's Name _____	Tax No. _____
			Tax Collected: _____
	Selling Dealer's Address _____		Date Sold: _____
	Purchaser's Name(s): _____ Address: _____		
	I/WE STATE THAT THIS ☐ 5 OR ☐ 6 DIGIT ODOMETER NOW READS XXXXX (NO TENTHS) MILES, DATE READ ____/____/____, AND I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ODOMETER READING:		
	CAUTION: READ CAREFULLY BEFORE YOU CHECK A BOX ☐ 1. REFLECTS ACTUAL MILEAGE ☐ 2. IS IN EXCESS OF ITS MECHANICAL LIMITS (EXCESS OF ITS MECHANICAL LIMITS APPLIES TO 5 DIGIT ODOMETERS) ☐ 3. IS NOT THE ACTUAL MILEAGE. WARNING - ODOMETER DISCREPANCY		
THIRD REASSIGNMENT BY LICENSED DEALER	Selling Dealer's License No. _____	Selling Dealer's Name _____	Tax No. _____
			Tax Collected: _____
	Selling Dealer's Address _____		Date Sold: _____
	Purchaser's Name(s): _____ Address: _____		
	I/WE STATE THAT THIS ☐ 5 OR ☐ 6 DIGIT ODOMETER NOW READS XXXXX (NO TENTHS) MILES, DATE READ ____/____/____, AND I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ODOMETER READING:		
	CAUTION: READ CAREFULLY BEFORE YOU CHECK A BOX ☐ 1. REFLECTS ACTUAL MILEAGE ☐ 2. IS IN EXCESS OF ITS MECHANICAL LIMITS (EXCESS OF ITS MECHANICAL LIMITS APPLIES TO 5 DIGIT ODOMETERS) ☐ 3. IS NOT THE ACTUAL MILEAGE. WARNING - ODOMETER DISCREPANCY		

FLORIDA MOBILE HOME REGISTRATION

CO/AGY 1 / 18

T# 1587686455
B# 1221878

DECAL 19700733

Expires Midnight Sat 12/31/2022

YR/MK 1988/FLEE BODY HS
VIN 6D9R1S16877
LENGTH 60' LOCATION 10 40

COLOR UNK
TITLE 3643110

Reg. Tax	48.60	Class Code	51
Init. Reg.		Tax Months	12
County Fee	3.00	Back Tax Mos	
Mail Fee		Credit Class	
Sales Tax		Credit Months	
Voluntary Fees			
Grand Total	51.60		

DL/FEID A416000780580
Date Issued 1/14/2022

AMAURY ALVAREZ RODRIGUEZ
113 STEVEN ST #18
HALLANDALE BCH, FL 33009

IMPORTANT INFORMATION

1. Your registration must be updated to your new address within 30 days of moving.
2. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not required for renewal purposes.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

MIAMI FL 330

21 NOV 2023PM 1 L

VCORP SERVICES LLC
NOV # 9069



quadiant

FIRST-CLASS MAIL
IMI

\$000.63

11/20/2023 ZIP 33023
043M30245597

US POSTAGE

RECEIVED DEC 04 2023

1200 S Pine Island Rd,
Plantation, FL 33324.

EA

NEALE

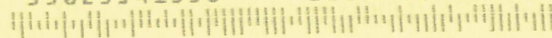
331 DE 1

0012/01/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*2006-01865-21-42



.. 93000000080550220

33324-1200
33023-1200

IA

Case Overview

Property/Incident Information

Owner	Address	Site Address
SLR REALTY CORP	2150 SW 30 AVE PEMBROKE PARK, FL 33009	2150 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221010103

Legal Description

SUB OF 21-51-42 B-13 D S 120 OF N 270 OF LOT 2 W OF RD 9 LESS E 25 THERE OF BLK 13

Case Status	Open	Case #	9194	Date Next Inspection	5/15/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Graffiti is located on the rear side of the building facing the east side. Remove graffiti.
2. Excessive overgrowth of grass, shrubs, vines, and weeds growing at the rear side of the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/9/2024		Notice of Violation	Regular Mail
4/23/2024		Affidavit of Non-Compliance	Regular Mail
4/23/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/15/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 5/15/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 5/15/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 5/15/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-202. - Prohibited.	It shall be unlawful for any person to deface, destroy, misuse, injure, or otherwise damage private or public property without the owner's consent by or through the application of what is commonly known as "graffiti." (Ord. No. 99-3-1, § 2, 3-9-99)	Not in Compliance - Reinspection Date: 5/15/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 5/15/2024
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 5/15/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 5/15/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SLR REALTY CORP)

CASE NO. 9194

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SLR REALTY CORP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

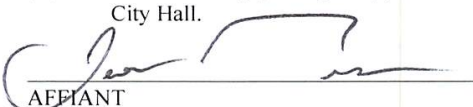
ADDRESS: 2150 SW 30 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: SLR REALTY CORP AT 12:31 P.M. ON THE 29 DAY OF APRIL, 2024.

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

TYPE OF SERVICE

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

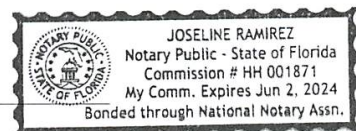

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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



Apr 29, 2024 at 12:31:23 PM

2150

Town of Pembroke Park
1100 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 04/29/2024
Sent To: SLR REALTY CORP
2150 SW 30 AVE
PEMBROKE PARK, FL 33009
Property Owner: SLR REALTY CORP
2150 SW 30 AVE
PEMBROKE PARK, FL 33009
Property Description: 514221010103
Legal Description: SUB OF 21-51-42 S-13 D S 120 OF N 270
OF LOT 2 W OF RD 3 LESS E 25 THERE
OF BLK 13
AKA: 2150 SW 30 AVE, PEMBROKE PARK, FL
33009

Case #: 9194
Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/9/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Date to Comply with Date of this Notice
Sec. 5-102 (a) - Erosion Prevention (PEM 5-102)	Sec 5-102 (a) - Erosion Prevention and protection of structures and premises	All exterior surfaces of buildings and necessary structures shall be properly maintained and protected from the elements by paint or other means. The exterior surfaces shall be uniform in color without distinctions throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park. Repaints shall be completed within the required color palette of the Town of Pembroke Park. Every building, structure and structure shall be free of holes, cracks, holes, stains or rusted metal and any condition that would allow rain or moisture to enter the interior portions of the walls or to the interior spaces of the building, commercial, residential or other nonresidential buildings or structures.	28

1 of 3

2150

Apr 29, 2024 at 12:31:29 PM

Town of Pembroke Park
1100 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 04/29/2024
Sent To: SLR REALTY CORP
2150 SW 30 AVE
PEMBROKE PARK, FL 33009
Property Owner: SLR REALTY CORP
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Ordinance/Regulation	Section	Description	Date to Comply with Date of this Notice
BUILDING AND PLUMBING REGULATIONS	Sec 5-102 (a) - Erosion Prevention and protection of structures and premises	All exterior surfaces of buildings and necessary structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a uniform fashion. Painted or protective coatings shall be uniform in color without distinctions throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park established by Resolution. The paint shall be uniform in color without distinctions and can be of another color in accordance with the required color palette of the Town of Pembroke Park. Every building, structure and structure shall be free of holes, cracks, holes, stains or rusted metal and any condition that would allow rain or moisture to enter the interior portions of the walls or to the interior spaces of the building, commercial, residential or other nonresidential buildings or structures.	28

1 of 3

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 8.69

Total Postage and
 \$

Sent To
 SLR REALTY CORP
 NOH #9194
 Street and Apt. No. 2150 SW 30 AVE,
 City, State, Zip+4® PEMBROKE PARK, FL 33009

PS Form 3800, January 2020

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

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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
 GERTLER, RICHARD
 NOH #9194
 Street and Apt. No. 1167 HILLSBORO MILE, UNIT 602
 City, State, Zip+4® HILLSBORO BEACH, FL 33062

PS Form 3800, January 2020

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: GERTLER, RICHARD NOH #9194 1167 HILLSBORO MILE, UNIT 602 HILLSBORO BEACH, FL 33062 2. Article Number (Transfer from service label) 9589 0710 5270 0673 4018 11	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☒ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ 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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/23/2024

Sent To:

SLR REALTY CORP

2150 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #:

9194

Property Owner:

SLR REALTY CORP

2150 SW 30 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514221010103

Legal Description:

SUB OF 21-51-42 B-13 D S 120 OF N 270
OF LOT 2 W OF RD 9 LESS E 25 THERE
OF BLK 13

AKA:

2150 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/9/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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.	26

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. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	26
BUILDING AND BUILDING REGULATIONS	Sec. 5-202. - Prohibited.	It shall be unlawful for any person to deface, destroy, misuse, injure, or otherwise damage private or public property without the owner's consent by or through the application of what is commonly known as "graffiti." (Ord. No. 99-3-1, § 2, 3-9-99)	26
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	30
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	30

OBSTRUCTIONS OF
PUBLIC RIGHTS-OF-WAY

Sec. 22-29. -
Responsibility for
maintenance.

It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public.

30

(Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)

1. Graffiti is located on the rear side of the building facing the east side. Remove graffiti.
2. Excessive overgrowth of grass, shrubs, vines, and weeds growing at the rear side of the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation.

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 May, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM.

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

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

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

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

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

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

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

Jean Gustin

4/23/2024

3 of 3



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9194

Petitioner,

vs.

SLR REALTY CORP
2150 SW 30 AVE, PEMBROKE PARK, FL
33009

Respondent(s)

On 4/23/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	SLR REALTY CORP
Address:	2150 SW 30 AVE PEMBROKE PARK, FL 33009
Folio:	514221010103
Site Address:	2150 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description:	SUB OF 21-51-42 B-13 D S 120 OF N 270 OF LOT 2 W OF RD 9 LESS E 25 THERE OF BLK 13

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-202. - Prohibited.	It shall be unlawful for any person to deface, destroy, misuse, injure, or otherwise damage private or public property without the owner's consent by or through the application of what is commonly known as "graffiti." (Ord. No. 99-3-1, § 2, 3-9-99)	Not in Compliance - Reinspection Date: 4/23/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 4/23/2024
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 4/23/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 4/23/2024

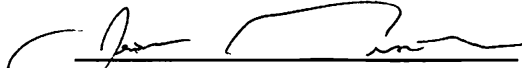
Notes/Mean of Correction:

1. Graffiti is located on the rear side of the building facing the east side. Graffiti markings remain on the building wall area at the rear. Not Corrected.
2. Excessive overgrowth of grass, shrubs, vines, and weeds growing at the rear side of the premises. The entire landscape area of overgrowth vegetation remains overgrown at the rear side of the premises. Not Corrected.

Further, Affiant sayeth naught

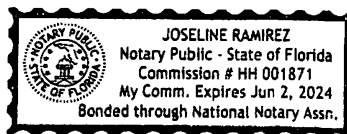
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/23/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

SLR REALTY GRP.
NOV #9194.

2150 SW 30 AVE,
PEMBROKE PARK, FL 33009



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
01/12/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

GERTLER, RICHARD
NOV #9194

1167 HILLSBORO MILE #602,
HILLSBORO BEACH, FL 33062.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
01/12/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

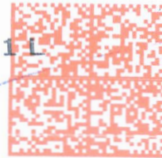
MIAMI FL 330

16 JAN 2024 PM 1 L

GERTLER, RICHARD

NOV #9194

1167 HILLSBORO MILE #602,
HILLSBORO BEACH, FL 33062.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

01/12/2024 ZIP 33023
043M30245597

US POSTAGE

NIXIE

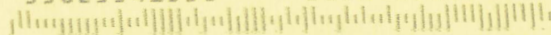
331 DE 1

0001/22/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

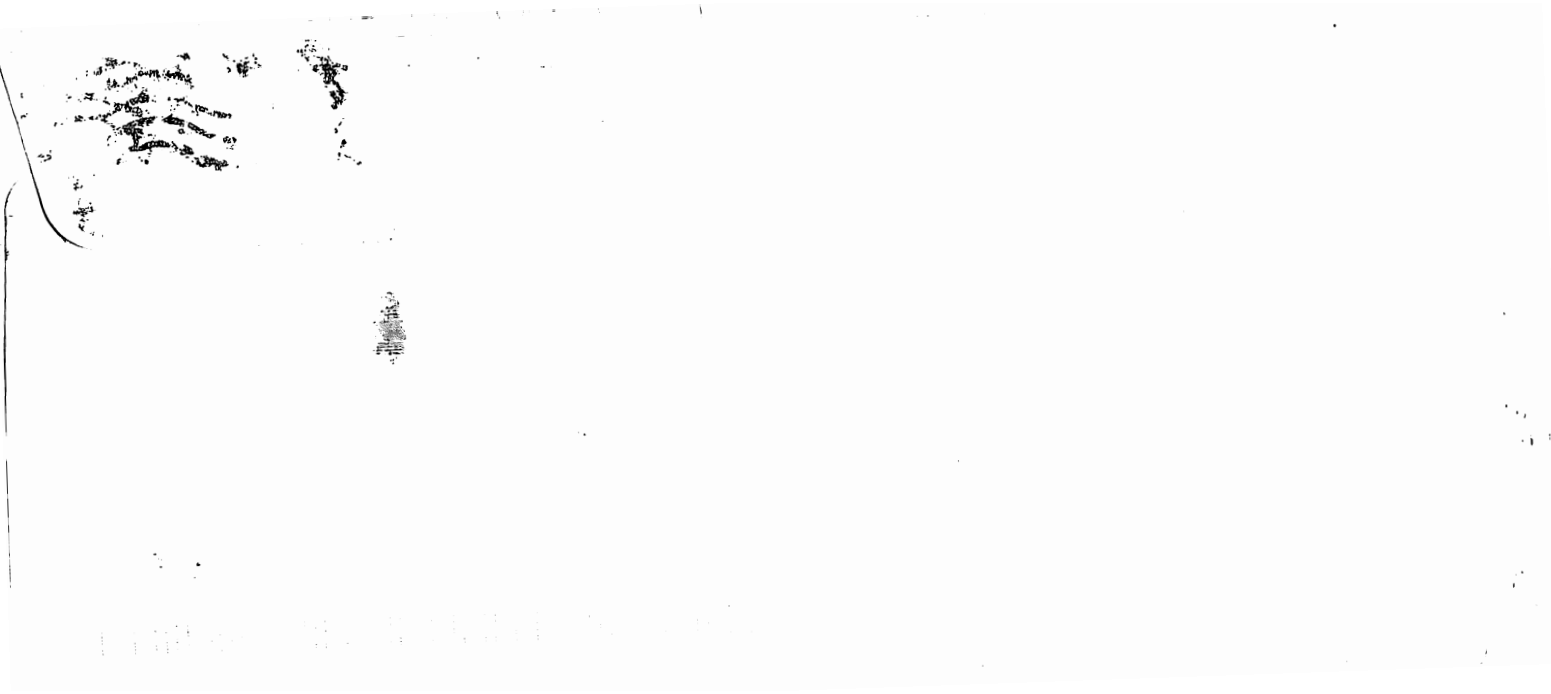
BC: 33023541350

*2006-03152-16-42



IA

00002-162200





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: SLR REALTY CORP
2150 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #: 9194

Date: 01/09/2024

Property Owner: SLR REALTY CORP
2150 SW 30 AVE
PEMBROKE PARK, FL 33009

Property Description: 514221010103

Certified Mail #:

Legal Description: SUB OF 21-51-42 B-13 D S 120 OF N 270
OF LOT 2 W OF RD 9 LESS E 25 THERE
OF BLK 13

AKA: 2150 SW 30 AVE, PEMBROKE PARK, FL
33009

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BUILDING AND BUILDING REGULATIONS	Sec. 5-202. - Prohibited.	It shall be unlawful for any person to deface, destroy, misuse, injure, or otherwise damage private or public property without the owner's consent by or through the application of what is commonly known as "graffiti." (Ord. No. 99-3-1, § 2, 3-9-99)	26
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81)	30
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	Cross reference - Vegetation, Ch. 27. (a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	30
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	30

Notes/Mean of Correction:

1. Graffiti is located on the rear side of the building facing the east side. Remove graffiti.
2. Excessive overgrowth of grass, shrubs, vines, and weeds growing at the rear side of the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation.

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

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

Jean Gustin

A handwritten signature in black ink, appearing to read 'Jean Gustin', with a large, stylized initial 'J' and a horizontal flourish extending to the right.



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

Detail by Entity Name

Florida Profit Corporation
S.L.R. REALTY, CORP.

Filing Information

Document Number M39056
FEI/EIN Number 59-2741081
Date Filed 09/26/1986
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 06/04/1997

Principal Address

2150 S.W. 30TH AVENUE
PEMBROKE PARK, FL 33009

Changed: 06/04/1997

Mailing Address

2150 S.W. 30TH AVENUE
PEMBROKE PARK, FL 33009

Changed: 06/04/1997

Registered Agent Name & Address

GERTLER, RICHARD
1167 HILLSBORO MILE
UNIT 602
HILLSBORO BEACH, FL 33062

Name Changed: 03/25/2010

Address Changed: 02/04/2011

Officer/Director Detail

Name & Address

Title President

GERTLER, RICHARD
1167 HILLSBORO MILE UNIT 602
HILLSBORO BEACH, FL 33062

Annual Reports

Report Year	Filed Date
2021	03/12/2021
2022	03/07/2022
2023	04/08/2023

Document Images

<u>04/08/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/07/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/12/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/17/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/05/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/21/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/04/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/16/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/25/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/01/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/08/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/25/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/23/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/23/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/24/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/08/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/20/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/21/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/21/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/17/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/04/1997 -- REINSTATEMENT</u>	View image in PDF format



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

Property Assessment Values

2024* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 116 of 741

Jan 8, 2024 at 3:19:07 PM



Jan 8, 2024 at 3:19:10 PM



Jan 8, 2024 at 3:19:15 PM



Jan 8, 2024 at 3:19:17 PM



Jan 8, 2024 at 3:20:04 PM



Jan 8, 2024 at 3:21:49 PM



Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2546 SW 30 Ave Pembroke Park, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave

Folio

514221010120

Legal Description

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Case Status	Open	Case #	9226	Date Next Inspection	4/24/2024
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Notes

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

Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/25/2024		Notice of Violation	Regular Mail
3/26/2024		Affidavit of Non-Compliance	Regular Mail
4/24/2024		Affidavit of Non-Compliance	Certified Mail
4/24/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/24/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/24/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/24/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	Not in Compliance - Reinspection Date: 4/24/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 4/24/2024
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: 4/24/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MEAT BAR HOLDINGS LLC)

CASE NO. 9226

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2546 SW 30 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: MEAT BAR HOLDINGS LLC AT 10:24 A.M. ON THE 26
DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

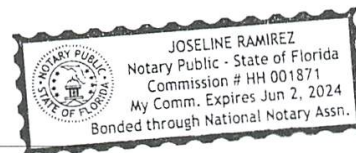
Jean Gustin
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

J. Ramirez
Signature

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



Apr 26, 2024 at 10:24:48 AM

2546

800-940-8993

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 04/24/2024

Sent To: MEAT BAR HOLDINGS LLC

2546 SW 30 Ave
Pembroke Park, FL 33009

Property Owner: MEAT BAR HOLDINGS LLC

2546 SW 30 Ave
Pembroke Park, FL 33009

Property Description: 514221010120

Legal Description: SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-65 IN SEC 21 -61-42 OF TOWN OF HALLANDALE B-13 D, LESS W 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG SL TO SE COR, S 2 W 161.60 TO POB

AXA:

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 1/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

(Ord. No. 13-00-01, § 2, 9-11-13)

1 of 3

Apr 26, 2024 at 10:24:54 AM

800-940-8993

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 04/24/2024

Sent To: MEAT BAR HOLDINGS LLC

2546 SW 30 Ave
Pembroke Park, FL 33009

Property Owner: MEAT BAR HOLDINGS LLC

2546 SW 30 Ave
Pembroke Park, FL 33009

Property Description: 514221010120

Legal Description: SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-65 IN SEC 21 -61-42 OF TOWN OF HALLANDALE B-13 D, LESS W 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG SL TO SE COR, S 2 W 161.60 TO POB

AXA:

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave

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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.	30

(Ord. No. 13-00-01, § 2, 9-11-13)

1 of 3

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MEAT BAR HOLDINGS LLC
 NOH #9484, #9485, #9226, #9227
 2875 NE 191 ST STE 601
 AVENTURA FL 33180



9590 9402 7581 2098 7700 60

2. Article Number (Transfer from service label)

9589 0710 5270 0673 4011 32

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

Julia Tabal

C. Date of Delivery

7/15/20

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

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

Domestic Return Receipt

9589 0710 5270 0673 4011 25

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ **9.17**

Total Postage and F
\$

Sent To MEAT BAR HOLDINGS LLC / ALON, SIMON
Street and Apt. No., NOH #9484, #9485, #9226, #9227
City, State, ZIP+4® 2546 SW 30 AVE,
PEMBROKE PARK, FL 33009

PS Form 3800, Jan 2020

9589 0710 5270 0673 4011 42

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ **9.17**

Total Postage and F
\$

Sent To MEAT BAR HOLDINGS LLC
Street and Apt. No., NOH #9484, #9485, #9226, #9227
City, State, ZIP+4® 2875 NE 191 ST STE 601
AVENTURA FL 33180

PS Form 3800, January 2020

9589 0710 5270 0673 4011 01

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ **8.69**

Total Postage and F
\$

Sent To MEAT BAR HOLDINGS LLC / ALON, SIMON
Street and Apt. No., NOH #9226
City, State, ZIP+4® 2546 SW 30 AVE,
PEMBROKE PARK, FL 33009

PS Form 3800, January 2020



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/24/2024

Sent To:

MEAT BAR HOLDINGS LLC

2546 SW 30 Ave
Pembroke Park, FL 33009

Property Owner:

MEAT BAR HOLDINGS LLC

2546 SW 30 Ave
Pembroke Park, FL 33009

Property Description:

514221010120

Legal Description:

SUB OF 21-51-42 B-13 D PORTION OF
LOT 3, BLK 13 LYING W OF I-95 IN SEC 21
-51-42 OF TOWN OF HALLANDALE B-13
D, LESS N 251, LESS S 315 & LESS E 40
THEREOF TOG WITH BEG AT SW COR OF
ABOVE DESC PARCEL, E 161.60 ALG S/L
TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2546 SW 30 Ave

Case #:

9226

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
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)	30

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of May, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

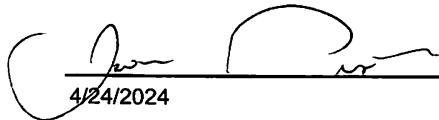
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin


4/24/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9226

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2546 SW 30 Ave

Respondent(s)

On 4/24/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	MEAT BAR HOLDINGS LLC
Address:	2546 SW 30 Ave Pembroke Park, FL 33009
Folio:	514221010120
Site Address:	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave
Legal Description:	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/24/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/24/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/24/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	Not in Compliance - Reinspection Date: 4/24/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 4/24/2024
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: 4/24/2024

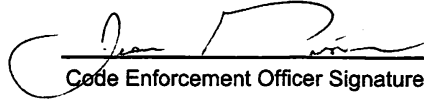
Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. - BTR Application # 23361278-0 failed inspection. BTR not obtained. Not Corrected.
2. Rack system - No permit has been obtained. Not Corrected.

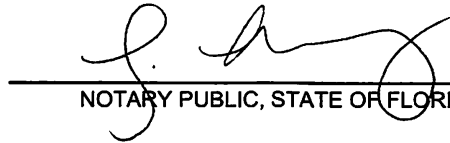
Further, Affiant sayeth naught

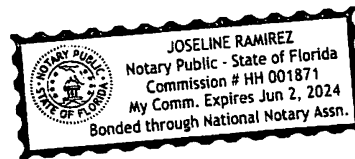
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/24/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

MEAT BAR HOLDINGS LLC
2875 NE 191 ST STE 601
AVENTURA, FL 33180

Case #:

9226

Date:

01/25/2024

Property Owner:

MEAT BAR HOLDINGS LLC
2875 NE 191 ST STE 601
AVENTURA, FL 33180

Property Description:

514221010120

Certified Mail #:

Legal Description:

SUB OF 21-51-42 B-13 D PORTION OF
LOT 3, BLK 13 LYING W OF I-95 IN SEC 21
-51-42 OF TOWN OF HALLANDALE B-13
D, LESS N 251, LESS S 315 & LESS E 40
THEREOF TOG WITH BEG AT SW COR
OF ABOVE DESC PARCEL, E 161.60 ALG
S/L TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2546 SW 30 Ave

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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 residence...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
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)	30

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

Jean Gustin

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



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

Detail by Entity Name

Florida Limited Liability Company
EVERNOVA LLC

Filing Information

Document Number L23000324775
FEI/EIN Number NONE
Date Filed 07/10/2023
Effective Date 07/08/2023
State FL
Status ACTIVE

Principal Address

16400 COLLINS AVE
841
SUNNY ISLES BEACH, FL 33160

Mailing Address

16400 COLLINS AVE
841
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

LUENGO, MARINA
16400 COLLINS AVE
841
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

LUENGO, MARINA
16400 COLLINS AVE
SUNNY ISLES BEACH, FL 33160

Title MGR

RODRIGUEZ, RAQUELLE
16400 COLLINS AVE
SUNNY ISLES BEACH, FL 33160



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2540 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0120
Property Owner	MEAT BAR HOLDINGS LLC	Millage	0613
Mailing Address	2875 NE 191 ST STE 601 AVENTURA FL 33180	Use	12-02
Abbr Legal Description	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL		

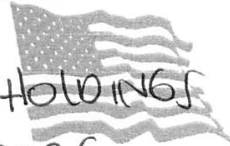
The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$154,720	\$2,056,860	\$2,211,580	\$2,211,580				
2023	\$154,720	\$2,056,860	\$2,211,580	\$2,211,580	\$47,741.83			
2022	\$161,200	\$1,833,940	\$1,995,140	\$1,995,140	\$42,138.14			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
Portability	0	0	0	0				
Assessed/SOH	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
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	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
10/7/2022	WD*-E	\$3,000,000	118638317	\$9.00	17,191	SF		
5/13/2021	QCD-T	\$100	117678190					
3/5/2021	SWD-D	\$2,500,000	117136419					
6/10/2016	WD-E	\$1,250,000	113779786					
10/9/2001	WD*	\$1,200,000	32234 / 395	Adj. Bldg. S.F. (Card, Sketch)		11764		
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 2002/2002				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
11764								

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

MEAT BAR HOLDINGS LLC
NOV #9226.



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
01/29/2024 ZIP 33023
043M30245597

US POSTAGE

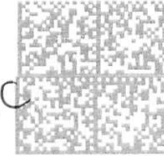
2875 NE 191 ST, STE 601
AVENTURA, FL 33180

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

MEAT BAR HOLDINGS LLC
NOV #9226.

2540 SW 30 AVE,
PEMBROKE PARK, FL 33009



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
01/29/2024 ZIP 33023
043M30245597

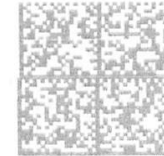
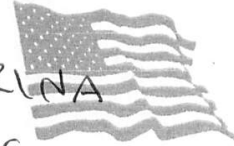
US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

LUENGO, MARINA
NOV #9226.

16400 COLLINS AVE #841
SUNNY ISLES BEACH, FL 33160



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
01/29/2024 ZIP 33023
043M30245597

US POSTAGE



Jan 23, 2024 at 1:30:03 PM



From: Broward Sheriffs Office Fire Rescue <fire-inspection-reports@slinspections.com>
Sent: Tuesday, January 23, 2024 9:34 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Referral for possible unpermitted construction - EVERNOVA LLC



Report

EVERNOVA LLC
2546 SW 30 Ave
Pembroke Park, FL 33009-3082
Occupancy ID:157126

Pembroke Park - Construction or work without permit.

Storage racks

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
VIP RE 2503 LLC	2503 JOHN P LYONS LN PEMBROKE PARK, FL 33009	2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2503 SW 31st AVE, Pembroke Park, FL 33009

Folio

514229010010

Legal Description

R B INDUSTRIAL PLAT 104-38 B TRACT A

Case Status	Open	Case #	9221	Date Next Inspection	5/15/2024
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Notes Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/23/2024		Notice of Violation	Regular Mail
4/23/2024		Affidavit of Non-Compliance	Certified Mail
4/23/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

VIP RE 2503 LLC)

CASE NO. 9221

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: VIP RE 2503 LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: VIP RE 2503 LLC AT 12:45 P.M. ON THE 29 DAY APRIL OF 2024.

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

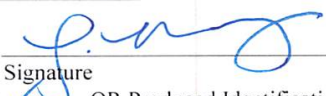
TYPE OF SERVICE

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


AFFIANT

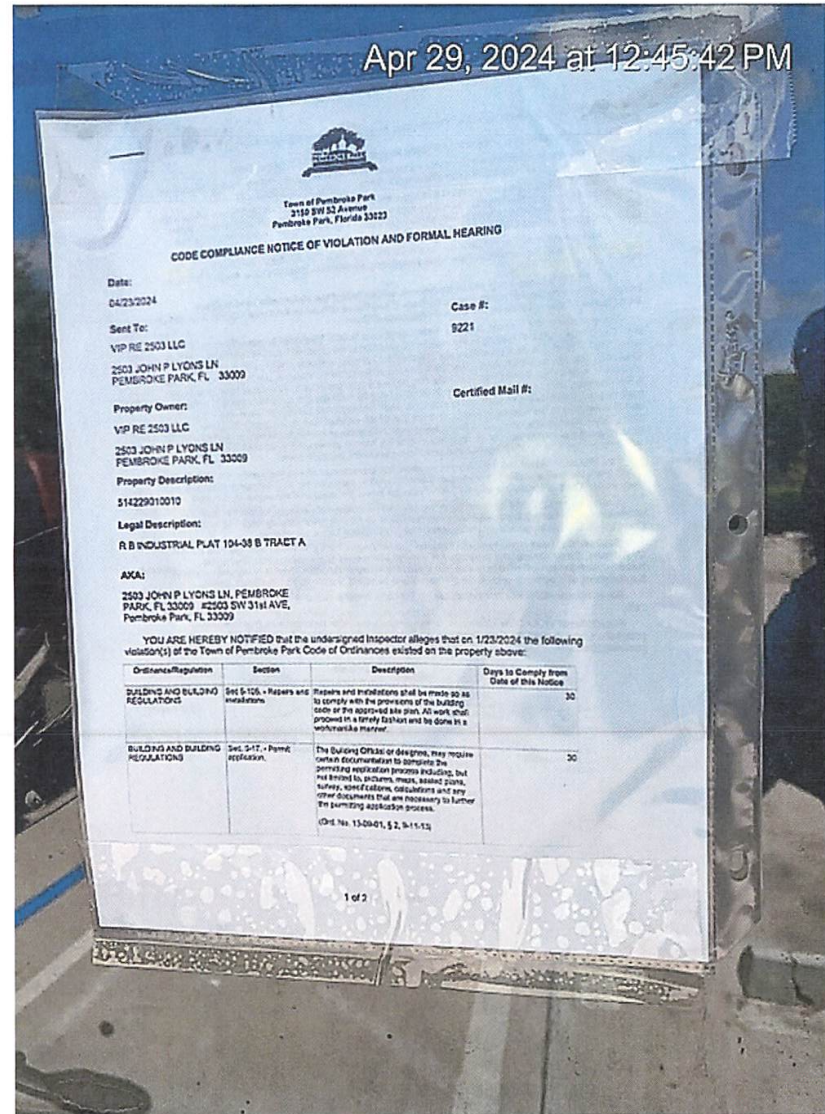
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of April 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____



CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 04/23/2024
Sent To: VIP RE 2503 LLC
2503 JOHN P LYONS LN
PEMBROKE PARK, FL 33009
Property Owner: VIP RE 2503 LLC
2503 JOHN P LYONS LN
PEMBROKE PARK, FL 33009
Property Description: 514229010010
Legal Description: R B INDUSTRIAL PLAT 104-08 B TRACT A
AXA: 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 42503 SW 31st AVE, Pembroke Park, FL 33009

Case #: 9221
Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 1/23/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and alterations	Repairs and alterations shall be made so as to comply with the provisions 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, related plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-08-01, § 2, 9-1-13)	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:

VIP RE 2503 LLC
NOH #9221
2503 SW 31ST AVE,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7706 40

2. Article Number (Transfer from service label)

9589 0710 5270 0673 4017 67

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Ashley Colon

☐ Agent
☐ Addressee

B. Received by (Printed Name)

Ashley Colon

C. Date of Delivery

4/29/22

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

3. Service Type

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

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

☐ Mail
☐ Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

VIP RE 2503 LLC
NOH #9221
9425 SUNSET DR #124
MIAMI FL 33173



9590 9402 8582 3244 8723 68

2. Article Number (Transfer from service label)

9589 0710 5270 0673 4018 04

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Chris Estrella

☒ Agent
☐ Addressee

B. Received by (Printed Name)

Chris Estrella

C. Date of Delivery

4/29/22

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

3. Service Type

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

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

☐ Mail
☐ Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

VIP RE 2503 LLC
NOH #9221
2503 JOHN P LYONS LN,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7711 97

2. Article Number (Transfer from service label)

9589 0710 5270 0673 4017 74

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Ashley Colon

☐ Agent
☐ Addressee

B. Received by (Printed Name)

Ashley Colon

C. Date of Delivery

4/29/22

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

3. Service Type

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

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

☐ Mail
☐ Mail Restricted Delivery

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.69**

Total Postage and F
 \$

Sent To
 VIP RE 2503 LLC
 NOH #9221
 Street and Apt. No.
 9425 SUNSET DR #124
 City, State, ZIP+4®
 MIAMI FL 33173

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

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.69**

Total Postage and F
 \$

Sent To
 VERSTER, MARTYN
 NOH #9221
 Street and Apt. No.,
 9425 SUNSET DRIVE, SUITE 124
 City, State, ZIP+4®
 MIAMI, FL 33173

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

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
 \$

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

Postage
 \$ **8.69**

Total Postage and F
 \$

Sent To
 VIP RE 2503 LLC
 NOH #9221
 Street and Apt. No.
 2503 SW 31ST AVE
 City, State, ZIP+4®
 PEMBROKE PARK, FL 33009

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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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☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage
 \$ **8.69**

Total Postage and F
 \$

Sent To
 VIP RE 2503 LLC
 NOH #9221
 Street and Apt. No.,
 2503 JOHN P LYONS LN,
 City, State, ZIP+4®
 PEMBROKE PARK, FL 33009

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: VERSTER, MARTYN NOH #9221 9425 SUNSET DRIVE, SUITE 124 MIAMI, FL 33173		A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) CHRIS ESTREDA C. Date of Delivery 4/29/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No	
2. Article Number (Transfer from service label) 9589 0710 5270 0673 4017 98		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

Domestic Return Receipt



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/23/2024

Sent To:

VIP RE 2503 LLC

2503 JOHN P LYONS LN
PEMBROKE PARK, FL 33009

Case #:

9221

Property Owner:

VIP RE 2503 LLC

2503 JOHN P LYONS LN
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229010010

Legal Description:

R B INDUSTRIAL PLAT 104-38 B TRACT A

AKA:

2503 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009 #2503 SW 31st AVE,
Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/23/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.

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

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of May, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



4/23/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

9221

Petitioner,

vs.

VIP RE 2503 LLC

2503 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009 #2503 SW 31st AVE,
Pembroke Park, FL 33009

Respondent(s)

On 4/23/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: VIP RE 2503 LLC
Address: 2503 JOHN P LYONS LN PEMBROKE PARK, FL 33137
Folio: 514229010010
Site Address: 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2503
SW 31st AVE, Pembroke Park, FL 33009
Legal Description: R B INDUSTRIAL PLAT 104-38 B TRACT 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: 4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/23/2024

Notes/Mean of Correction:

1. Installed rack system without a permit. No permits have been obtained for the installation of the racking system. Not Corrected.

Further, Affiant sayeth naught

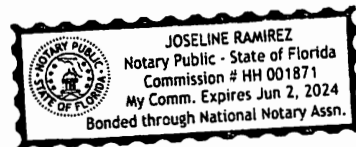
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/23/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

VIP RE 2503 LLC
9425 SUNSET DR #124
MIAMI, FL 33137

Case #:

9221

Date:

01/23/2024

Property Owner:

VIP RE 2503 LLC
9425 SUNSET DR #124
MIAMI, FL 33137

Property Description:

514229010010

Certified Mail #:

Legal Description:

R B INDUSTRIAL PLAT 104-38 B TRACT A

AKA:

2503 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009 #2503 SW 31st AVE,
Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/23/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

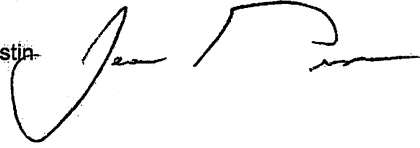
Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.

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

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

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

Jean Gustin



TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

MIAMI FL 330

29 JAN 2024 PM 6 L

VIP RE 2503 LLC

NOV #9221

2503 SW 31 AVE,
Pembroke Park, FL 33009



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

01/29/2024 ZIP 33023
043M30245597

US POSTAGE

NIXIE

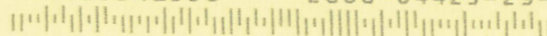
331 CE 1

2202/02/24

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 33023541350

*2606-04423-29-41



NSS

33009330999 413

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

VIP RE 2503 LLC

NOV #9221

2503 SW 31 AVE,

Pembroke Park, FL 33009



quadiant

FIRST-CLASS MAIL

IMI

\$000.64⁰

01/29/2024 ZIP 33023

043M30245597

US POSTAGE

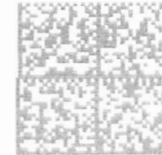
TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

VERSTER, MARTYN
VIP RE 2503 LLC

NOV #9221

9425 Sunset Drive, Ste 124.
Miami, FL 33173.



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

01/29/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

VIP RE 2503 LLC

NOV #9221



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

01/29/2024 ZIP 33023
043M30245597

US POSTAGE

2503 John P. Lyons Ln
Pembroke Park, FL 33009



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

Detail by Entity Name

Florida Limited Liability Company
VIP RE 2503 LLC

Filing Information

Document Number	L21000486229
FEI/EIN Number	87-3982715
Date Filed	11/10/2021
Effective Date	11/11/2021
State	FL
Status	ACTIVE

Principal Address

9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173

Mailing Address

9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173

Registered Agent Name & Address

VERSTER, MARTYN
9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173

Authorized Person(s) Detail

Name & Address

Title MGR

VERSTER, MARTYN
9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173

Title MGR

VERSTER, ANNE K
9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173-3290

Annual Reports

Report Year	Filed Date
--------------------	-------------------



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2503 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 29 01 0010
Property Owner	VIP RE 2503 LLC	Millage	0613
Mailing Address	9425 SUNSET DR #124 MIAMI FL 33173	Use	48-09
Abbr Legal Description	R B INDUSTRIAL PLAT 104-38 B TRACT A		

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

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$609,150	\$3,503,240	\$4,112,390	\$4,112,390				
2023	\$609,150	\$3,503,240	\$4,112,390	\$4,112,390	\$88,774.99			
2022	\$609,150	\$3,193,390	\$3,802,540	\$3,802,540	\$80,311.17			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$4,112,390	\$4,112,390	\$4,112,390	\$4,112,390				
Portability	0	0	0	0				
Assessed/SOH	\$4,112,390	\$4,112,390	\$4,112,390	\$4,112,390				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$4,112,390	\$4,112,390	\$4,112,390	\$4,112,390				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
12/23/2021	WD-T	\$100	117827541	\$7.00	87,021	SF		
4/5/2005	WD	\$2,800,000	39448 / 249					
5/18/1998	WD	\$2,325,000	28275 / 562					
6/26/1995	WD	\$400,000	23670 / 119					
9/14/1994	WD	\$100	22646 / 979	Adj. Bldg. S.F. (Card, Sketch)		40398		
				Eff./Act. Year Built: 1997/1996				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
40398								











From: Broward Sheriffs Office Fire Rescue <fire-inspection-reports@slinspections.com>
Sent: Wednesday, January 17, 2024 12:07 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Referral for possible unpermitted construction - Custom Service Distribution, Inc.



Report

Custom Service Distribution, Inc.
2503 SW 31 Ave
Pembroke Park, FL 33009
Occupancy ID:157138

Pembroke Park - Construction or work without permit.

Code enforcement referral written in 2021. Code referral for possible work without a permit for the installation of commercial rack system (s) and rack systems of high pile commodity storage. An approved plan and permit is required for rack system(s) inclusive of proper installation and compliance with the Code for allowable storage height per code and standards. In addition, an existing mezzanine area with storage is present over office units below. Possible work without a permit for the mezzanine, inclusive of allowable egress travel distances to the 1st floor level. The existing mezzanine has only a one egress (stairwell) off the mezzanine.

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





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

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2544 SW 30 Ave PEMBROKE PARK, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2544 SW 30 AVE

Folio

514221010120

Legal Description

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Case Status	Open	Case #	9227	Date Next Inspection	4/24/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/25/2024		Notice of Violation	Regular Mail
3/26/2024		Affidavit of Non-Compliance	Regular Mail
4/24/2024		Affidavit of Non-Compliance	Certified Mail
4/24/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/24/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/24/2024

Apr 26, 2024 at 10:25:41 AM

2544

Town of Pembroke Park
3156 SW 42 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 04/24/2024
Sent To: MEAT BAR HOLDINGS LLC
2544 SW 30 Ave
PEMBROKE PARK, FL 33009

Case #: 9227

Certified Mail #: 514221010120

Property Owner: MEAT BAR HOLDINGS LLC
2544 SW 30 Ave
PEMBROKE PARK, FL 33009

Property Description: 514221010120

Legal Description: SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF H-95 IN SEC 21 D-11-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

AKA: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2544 SW 30 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 6-105 - Repairs and Retainments	Repairs and retainments shall be made so as to comply with the provisions 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 6-17 - Permit application	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, graded plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-12)

1 of 2

Apr 26, 2024 at 10:25:46 AM

Town of Pembroke Park
3156 SW 42 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 04/24/2024
Sent To: MEAT BAR HOLDINGS LLC
2544 SW 30 Ave
PEMBROKE PARK, FL 33009

Case #: 9227

Certified Mail #: 514221010120

Property Owner: MEAT BAR HOLDINGS LLC
2544 SW 30 Ave
PEMBROKE PARK, FL 33009

Property Description: 514221010120

Legal Description: SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF H-95 IN SEC 21 D-11-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

AKA: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2544 SW 30 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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(Ord. No. 13-09-01, § 2, 9-11-12)

1 of 2

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MEAT BAR HOLDINGS LLC
 NOH #9484, #9485, #9226, #9227
 2875 NE 191 ST STE 601
 AVENTURA FL 33180



9590 9402 7581 2098 7700 60

2. Article Number (Transfer from service label)

9589 0710 5270 0673 4011 32

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Julia Tabal

C. Date of Delivery

7/15/20

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

Restricted Delivery

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

Domestic Return Receipt

9589 0710 5270 0673 4011 25

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **9.17**

Total Postage and F

Sent To **MEAT BAR HOLDINGS LLC / ALON, SIMON**

Street and Apt. No., **NOH #9484, #9485, #9226, #9227**

City, State, ZIP+4® **2540 SW 30 AVE,
 PEMBROKE PARK, FL 33009**

PS Form 3800, Jan 2013

9589 0710 5270 0673 4011 42

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **9.17**

Total Postage and F

Sent To **MEAT BAR HOLDINGS LLC**

Street and Apt. No., **NOH #9484, #9485, #9226, #9227**

City, State, ZIP+4® **2875 NE 191 ST STE 601
 AVENTURA FL 33180**

PS Form 3800, Jan 2013

9589 0710 5270 0673 4010 95

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.69**

Total Postage and F

Sent To **MEAT BAR HOLDINGS LLC / ALON, SIMON**

Street and Apt. No. **NOH #9227**

City, State, ZIP+4® **2546 SW 30 AVE,
 PEMBROKE PARK, FL 33009**

PS Form 3800, Jan 2013



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/24/2024

Sent To:

MEAT BAR HOLDINGS LLC

2544 SW 30 Ave
PEMBROKE PARK, FL 33009

Case #:

9227

Property Owner:

MEAT BAR HOLDINGS LLC

2544 SW 30 Ave
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514221010120

Legal Description:

SUB OF 21-51-42 B-13 D PORTION OF
LOT 3, BLK 13 LYING W OF I-95 IN SEC 21
-51-42 OF TOWN OF HALLANDALE B-13
D, LESS N 251, LESS S 315 & LESS E 40
THEREOF TOG WITH BEG AT SW COR OF
ABOVE DESC PARCEL, E 161.60 ALG S/L
TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2544 SW 30 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of May, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

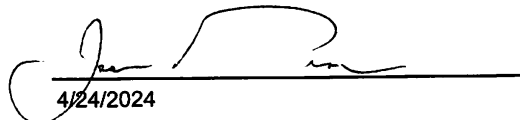
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



4/24/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9227

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC
2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2544 SW 30 AVE

Respondent(s)

On 4/24/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: MEAT BAR HOLDINGS LLC
Address: 2544 SW 30 Ave PEMBROKE PARK, FL 33009
Folio: 514221010120
Site Address: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2544 SW 30 AVE
Legal Description: SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/24/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/24/2024

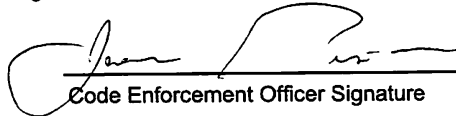
Notes/Mean of Correction:

Racking system was installed without a permit. No permit has been obtained. Not Corrected.

Further, Affiant sayeth naught

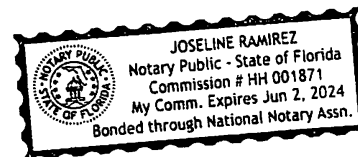
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/24/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

MEAT BAR HOLDINGS LLC

2875 NE 191 ST STE 601
AVENTURA, FL 33180

Case #:

9227

Date:

01/25/2024

Property Owner:

MEAT BAR HOLDINGS LLC

2875 NE 191 ST STE 601
AVENTURA, FL 33180

Property Description:

514221010120

Certified Mail #:**Legal Description:**

SUB OF 21-51-42 B-13 D PORTION OF
LOT 3, BLK 13 LYING W OF I-95 IN SEC 21
-51-42 OF TOWN OF HALLANDALE B-13
D, LESS N 251, LESS S 315 & LESS E 40
THEREOF TOG WITH BEG AT SW COR
OF ABOVE DESC PARCEL, E 161.60 ALG
S/L TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2544 SW 30 Ave

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

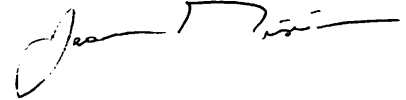
1. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

Jean Gustin

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



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

Detail by Entity Name

Florida Limited Liability Company
EVERNOVA LLC

Filing Information

Document Number L23000324775
FEI/EIN Number NONE
Date Filed 07/10/2023
Effective Date 07/08/2023
State FL
Status ACTIVE

Principal Address

16400 COLLINS AVE
 841
 SUNNY ISLES BEACH, FL 33160

Mailing Address

16400 COLLINS AVE
 841
 SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

LUENGO, MARINA
 16400 COLLINS AVE
 841
 SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

LUENGO, MARINA
 16400 COLLINS AVE
 SUNNY ISLES BEACH, FL 33160

Title MGR

RODRIGUEZ, RAQUELLE
 16400 COLLINS AVE
 SUNNY ISLES BEACH, FL 33160



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2540 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0120
Property Owner	MEAT BAR HOLDINGS LLC	Millage	0613
Mailing Address	2875 NE 191 ST STE 601 AVENTURA FL 33180	Use	12-02
Abbr Legal Description	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL		

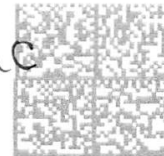
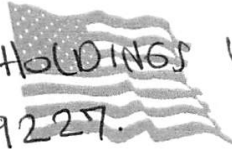
The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$154,720	\$2,056,860	\$2,211,580	\$2,211,580				
2023	\$154,720	\$2,056,860	\$2,211,580	\$2,211,580	\$47,741.83			
2022	\$161,200	\$1,833,940	\$1,995,140	\$1,995,140	\$42,138.14			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
Portability	0	0	0	0				
Assessed/SOH	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
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	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
10/7/2022	WD*-E	\$3,000,000	118638317	\$9.00	17,191	SF		
5/13/2021	QCD-T	\$100	117678190					
3/5/2021	SWD-D	\$2,500,000	117136419					
6/10/2016	WD-E	\$1,250,000	113779786					
10/9/2001	WD*	\$1,200,000	32234 / 395	Adj. Bldg. S.F. (Card, Sketch)		11764		
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 2002/2002				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
11764								

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

MEAT BAR HOLDINGS LLC
NOV #9227.



quadiant
FIRST-CLASS MAIL
IMI
\$000.64[®]
01/29/2024 ZIP 33023
043M30245597

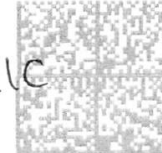
US POSTAGE

2540 SW 30 AVE
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

MEAT BAR HOLDINGS LLC
NOV #9227.



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁹
01/29/2024 ZIP 33023
043M30245597

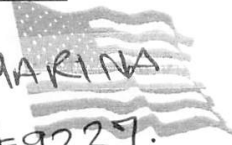
US POSTAGE

2875 NE 191 ST, STE #601
AVENTURA, FL 33180.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

LUENGO, MARINA
NOV #9227.



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁹
01/29/2024 ZIP 33023
043M30245597

US POSTAGE

16400 COLLINS AVE, 8A1
SUNNY ISLES BEACH, FL 33160.







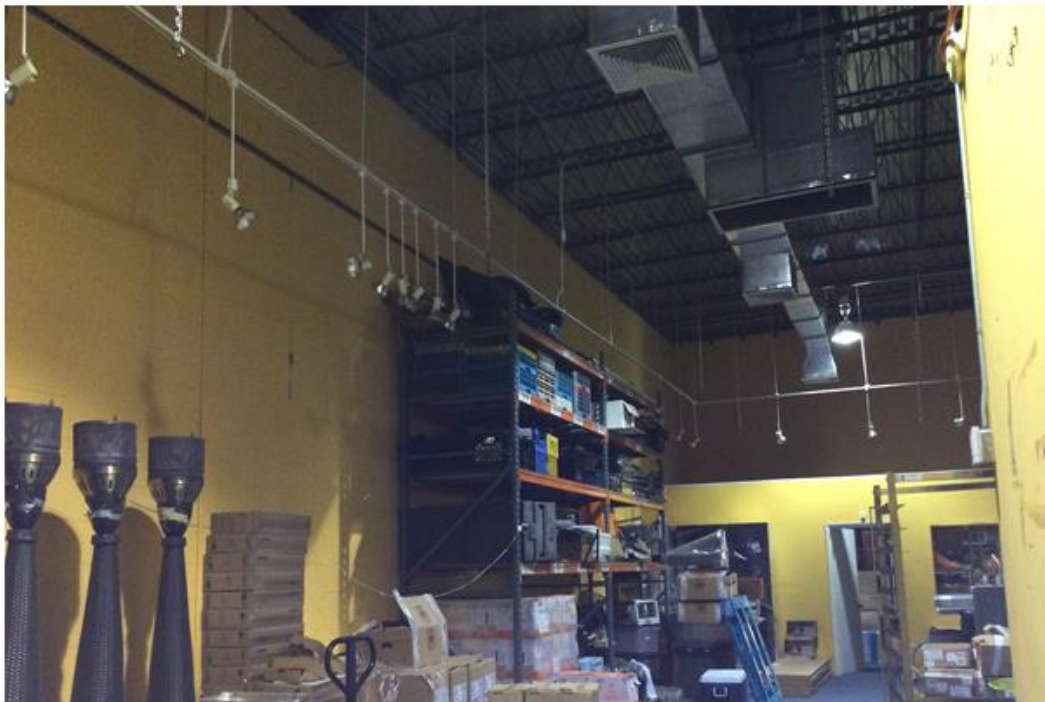
Report

Meat Bar LLC
2544 SW 30 Ave
Pembroke Park, FL 33009-3082
Occupancy ID:157125

Pembroke Park - Construction or work without permit.

Storage racks

The occupancy referenced above appears to have unpermitted construction. Please have a building insp



Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2540 SW 30 AVE Pembroke Park, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE

Folio

514221010120

Legal Description

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Case Status	Open	Case #	9484	Date Next Inspection	4/25/2024
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Notes

Business Name: EQ Modern Furniture
 1. Prohibited banner signs; mounted banners located on the building. Remove banner signs.
 2. EQ Modern Furniture: Operating without a Business Tax Receipt. Stop all business operations.
 3. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
 4. Display Business License within unit.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/8/2024		Notice of Violation	Regular Mail
4/25/2024		Affidavit of Non-Compliance	Certified Mail
4/25/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 4/25/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 4/25/2024
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 4/25/2024

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
MEAT BAR HOLDINGS LLC		CASE NO. 9484
Respondent		

A F F I D A V I T O F S E R V I C E

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: MEAT BAR HOLDINGS LLC AT 10:19 A.M. ON THE 26 DAY OF APRIL 2024.

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

T Y P E O F S E R V I C E

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____

Apr 26, 2024 at 10:19:17 AM

2540

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 04/25/2024

Sent To: MEAT BAR HOLDINGS LLC
2540 SW 30 AVE
Pembroke Park, FL 33009

Property Owner: MEAT BAR HOLDINGS LLC
2540 SW 30 AVE
Pembroke Park, FL 33009

Property Description: 514221010120

Legal Description: SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESO PARCEL E 181.60 ALG S/L TO SE COR, S 2, W 181.60 TO POB

AKA: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 4/19/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17, - Business Tax Required	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town of Pembroke Park 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 (PT), § 1, 2-4-02)	5

1 of 3

Apr 26, 2024 at 10:19:24 AM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/25/2024

Sent To:

MEAT BAR HOLDINGS LLC
2540 SW 30 AVE
Pembroke Park, FL 33009

Case #:

9454

Property Owner:

Certified Mail #:

MEAT BAR HOLDINGS LLC
2540 SW 30 AVE
Pembroke Park, FL 33009

Property Description:

514221010120

Legal Description:

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESO PARCEL E 181.60 ALG S/L TO SE COR, S 2, W 181.60 TO POB

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SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Adult Signature ☐ Agent ☐ Addressee	
1. Article Addressed to: MEAT BAR HOLDINGS LLC NOH #9484, #9485, #9226, #9227 2875 NE 191 ST STE 601 AVENTURA FL 33180		B. Received by (Printed Name) C. Date of Delivery Julia Tabak 9/15/20	
2. Article Number (Transfer from service label) 9589 0710 5270 0673 4011 32		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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	

9589 0710 5270 0673 4011 25

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **9.17**

Total Postage and F
\$

Sent To
MEAT BAR HOLDINGS LLC / ALON, SIMON

Street and Apt. No.,
NOH #9484, #9485, #9226, #9227

City, State, ZIP+4®
2540 SW 30 AVE,
PEMBROKE PARK, FL 33009

PS Form 3800, Jan 2020

Postmark Here
APR 26 2024
HOLLYWOOD FL 33024

9589 0710 5270 0673 4011 92

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **9.17**

Total Postage and F
\$

Sent To
MEAT BAR HOLDINGS LLC

Street and Apt. No.,
NOH #9484, #9485, #9226, #9227

City, State, ZIP+4®
2875 NE 191 ST STE 601
AVENTURA FL 33180

PS Form 3800, January 2020 PSN 7530-02-000-9097 See reverse for instructions

Postmark Here
APR 26 2024
HOLLYWOOD FL 33024



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/25/2024

Sent To:

MEAT BAR HOLDINGS LLC
2540 SW 30 AVE
Pembroke Park, FL 33009

Case #:

9484

Property Owner:

MEAT BAR HOLDINGS LLC
2540 SW 30 AVE
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514221010120

Legal Description:

SUB OF 21-51-42 B-13 D PORTION OF
LOT 3, BLK 13 LYING W OF I-95 IN SEC 21
-51-42 OF TOWN OF HALLANDALE B-13
D, LESS N 251, LESS S 315 & LESS E 40
THEREOF TOG WITH BEG AT SW COR OF
ABOVE DESC PARCEL, E 161.60 ALG S/L
TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2540 SW 30 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	5

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	30
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	30

Business Name: EQ Modern Furniture

1. Prohibited banner signs; mounted banners located on the building. Remove banner signs.
2. EQ Modern Furniture: Operating without a Business Tax Receipt. Stop all business operations.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
4. 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 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 May, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

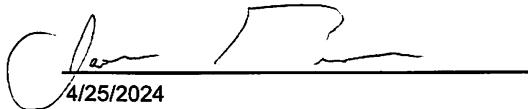
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



4/25/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9484

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2540 SW 30 AVE

Respondent(s)

On 4/25/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	MEAT BAR HOLDINGS LLC		
Address:	2540 SW 30 AVE Pembroke Park, FL 33009		
Folio:	514221010120		
Site Address:	2540 SW 30 AVE, PEMBROKE PARK, FL 33009	#2540 SW	
	30 AVE		
Legal Description:	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB		

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58 -2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	Not in Compliance - Reinspection Date: 4/25/2024
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Notes/Mean of Correction:

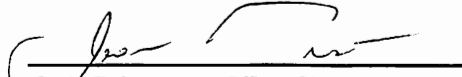
Business Name: EQ Modern Furniture

1. Prohibited banner signs; mounted banners located on the building. The prohibited banner sign remains mounted on the building. Not Corrected.
2. EQ Modern Furniture: Operating without a Business Tax Receipt. The Business Tax Receipt (BTR), has not been obtained. Not Corrected.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections. No Business Tax Receipt License or Certificate of Use with inspections has been scheduled. Not Corrected.
4. Display Business License within unit. The Business License, Not Displayed. Not Corrected.

Further, Affiant sayeth naught

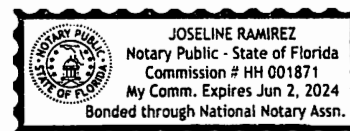
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/25/2024


NOTARY PUBLIC, STATE OF FLORIDA









TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

MEAT BAR HOLDINGS LLC
ALON, SIMON
NOV #9484

2540 SW 30 AVE
PEMBROKE PARK, FL 33009



quadiant

FIRST-CLASS MAIL

IMI

\$000.64⁹

04/10/2024 ZIP 33023

043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

MEAT BAR HOLDINGS LLC
NOV #9484.

2875 NE 191 St, Ste 601
Aventura, FL 33180.



quadiant

FIRST-CLASS MAIL

IMI

\$000.64⁹

04/10/2024 ZIP 33023

043M30245597

US POSTAGE



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

MEAT BAR HOLDINGS LLC
2875 NE 191 ST STE 60
AVENTURA, FL 33180

Case #:

9484

Date:

04/08/2024

Property Owner:

MEAT BAR HOLDINGS LLC
2875 NE 191 ST STE 60
AVENTURA, FL 33180

Property Description:

514221010120

Certified Mail #:

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SUB OF 21-51-42 B-13 D PORTION OF
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AKA:

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33009 #2540 SW 30 AVE

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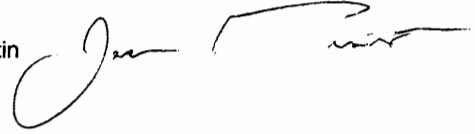
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Jean Gustin

A handwritten signature in black ink, appearing to read 'Jean Gustin', with a large, stylized initial 'J' and a horizontal line extending to the right.



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2540 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0120
Property Owner	MEAT BAR HOLDINGS LLC	Millage	0613
Mailing Address	2875 NE 191 ST STE 601 AVENTURA FL 33180	Use	12-02
Abbr Legal Description	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL		

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

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$154,720	\$2,056,860	\$2,211,580	\$2,211,580				
2023	\$154,720	\$2,056,860	\$2,211,580	\$2,211,580	\$47,741.83			
2022	\$161,200	\$1,833,940	\$1,995,140	\$1,995,140	\$42,138.14			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
Portability	0	0	0	0				
Assessed/SOH	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
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	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
10/7/2022	WD*-E	\$3,000,000	118638317	\$9.00	17,191	SF		
5/13/2021	QCD-T	\$100	117678190					
3/5/2021	SWD-D	\$2,500,000	117136419					
6/10/2016	WD-E	\$1,250,000	113779786					
10/9/2001	WD*	\$1,200,000	32234 / 395	Adj. Bldg. S.F. (Card, Sketch)		11764		
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 2003/2002				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
11764								



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

Detail by Entity Name

Florida Limited Liability Company
MEAT BAR HOLDINGS LLC

Filing Information

Document Number	L22000413984
FEI/EIN Number	92-0531170
Date Filed	09/22/2022
Effective Date	09/22/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/30/2022
Event Effective Date	NONE

Principal Address

2540 SW 30TH AVE
PEMBROKE PINES, FL 33009

Changed: 09/30/2022

Mailing Address

601 NE 36th st
APT 1301
Miami, FL 33137

Changed: 01/23/2023

Registered Agent Name & Address

ALON, SIMON
2540 SW 30TH AVE
PEMBROKE PINES, FL 33009

Address Changed: 09/30/2022

Authorized Person(s) Detail

Name & Address

Title MGRM



Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2538 SW 30 AVE Pembroke Park, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2538 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221010120

Legal Description

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Case Status	Open	Case #	9485	Date Next Inspection	4/25/2024
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Notes

TWOLC SANCTUARY

1. Outdoor storage is prohibited. Remove all outdoor storage and store inside the broken-up boxes, plywood panels, and miscellaneous items.
2. TWOLC SANCTUARY: Operating without a Business Tax Receipt. Stop all business operations.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
4. Display Business License within unit.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/8/2024		Notice of Violation	Regular Mail
4/25/2024		Affidavit of Non-Compliance	Certified Mail
4/25/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	4/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/25/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 4/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 4/25/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
MEAT BAR HOLDINGS LLC) CASE NO. 9485
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

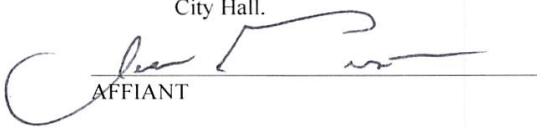
ADDRESS: 2538 SW 30 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: MEAT BAR HOLDINGS LLC AT 10:20 A.M. ON THE 26
DAY OF APRIL, 2024.

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

TYPE OF SERVICE

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

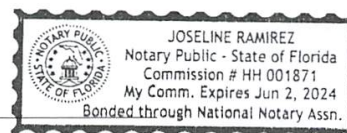

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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



Apr 26, 2024 at 10:20:21 AM

2538

TOWN OF PEMBROKE PARK
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
04/25/2024

Sent To:
MEAT BAR HOLDINGS LLC
2538 SW 30 AVE
Pembroke Park, FL 33009

Property Owner:
MEAT BAR HOLDINGS LLC
2538 SW 30 AVE
Pembroke Park, FL 33009

Property Description:
514221010120

Legal Description:
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

AKA:
2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2538 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Apr 26, 2024 at 10:20:27 AM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/25/2024

Sent To:

MEAT BAR HOLDINGS LLC
2538 SW 30 AVE
Pembroke Park, FL 33009

Case #:

9485

Property Owner:

MEAT BAR HOLDINGS LLC
2538 SW 30 AVE
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514221010120

Legal Description:

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2538 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MEAT BAR HOLDINGS LLC
 NOH #9484, #9485, #9226, #9227
 2875 NE 191 ST STE 601
 AVENTURA FL 33180



9590 9402 7581 2098 7700 60

2. Article Number (Transfer from service label)

9589 0710 5270 0673 4011 32

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Julia Tabal

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Julia Tabal

C. Date of Delivery

1/18/20

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

3. Service Type

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

9589 0710 5270 0673 4011 32

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

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

OFFICIAL USE

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$ 9.17	
Total Postage and F	\$	
Sent To	MEAT BAR HOLDINGS LLC	
Street and Apt. No.,	NOH #9484, #9485, #9226, #9227	
City, State, ZIP+4®	2875 NE 191 ST STE 601 AVENTURA FL 33180	

PS Form 3800, January 2023 PSN 7530-02-000-9041 See Reverse for Instructions

9589 0710 5270 0673 4011 25

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

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

OFFICIAL USE

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$ 9.17	
Total Postage and F	\$	
Sent To	MEAT BAR HOLDINGS LLC / ALON, SIMON	
Street and Apt. No.,	NOH #9484, #9485, #9226, #9227	
City, State, ZIP+4®	2540 SW 30 AVE, PEMBROKE PARK, FL 33009	

PS Form 3800, Jan

9589 0710 5270 0673 4011 18

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

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

OFFICIAL USE

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$ 8.69	
Total Postage and	\$	
Sent To	MEAT BAR HOLDINGS LLC / ALON, SIMON	
Street and Apt. No.,	NOH #9485	
City, State, ZIP+4®	2538 SW 30 AVE, PEMBROKE PARK, FL 33009	

PS Form 3800, January 2023 PSN 7530-02-000-9041 See Reverse for Instructions



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/25/2024

Sent To:

MEAT BAR HOLDINGS LLC

2538 SW 30 AVE
Pembroke Park, FL 33009

Case #:

9485

Property Owner:

MEAT BAR HOLDINGS LLC

2538 SW 30 AVE
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514221010120

Legal Description:

SUB OF 21-51-42 B-13 D PORTION OF
LOT 3, BLK 13 LYING W OF I-95 IN SEC 21
-51-42 OF TOWN OF HALLANDALE B-13
D, LESS N 251, LESS S 315 & LESS E 40
THEREOF TOG WITH BEG AT SW COR
OF ABOVE DESC PARCEL, E 161.60 ALG
S/L TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2538 SW 30 AVE, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	5
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
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TWOLC SANCTUARY

1. Outdoor storage is prohibited. Remove all outdoor storage and store inside the broken-up boxes, plywood panels, and miscellaneous items.
2. TWOLC SANCTUARY: Operating without a Business Tax Receipt. Stop all business operations.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
4. 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 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 May, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin


4/25/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9485

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2538 SW 30 AVE, PEMBROKE
PARK, FL 33009

Respondent(s)

On 4/25/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	MEAT BAR HOLDINGS LLC
Address:	2538 SW 30 AVE Pembroke Park, FL 33009
Folio:	514221010120
Site Address:	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2538 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description:	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Ordinance/Regulation	Section	Description	Date Complied
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Notes/Mean of Correction:

TWOLC SANCTUARY

1. Outdoor storage is prohibited. The outdoor storage miscellaneous items have been removed. Corrected
2. TWOLC SANCTUARY: No Business Tax Receipt (BTR) on file. Not Corrected
3. Obtaining Business Tax Receipt (BTR) License & Certificate of Use (CU). The Business Tax Receipt License & Certificate of Use, Has Not Been Obtained. Not Corrected
4. Display Business License within unit. The Business License is not displayed at unit bay. Not Corrected.

Further, Affiant sayeth naught

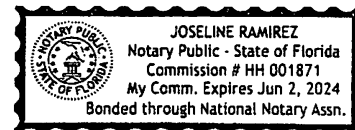
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/25/2024


NOTARY PUBLIC, STATE OF FLORIDA

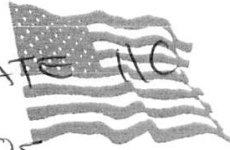




TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

THX REAL STATE NC
ALAN, SIMON
NOV #9485



quadiant

FIRST-CLASS MAIL

IMI

\$000.64

04/10/2024 ZIP 33023

043M30245597

US POSTAGE

2875 NE 191st, STE 601
AVENTURA, FL 33180

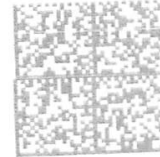
TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

THX REAL STATE LLC
NOV #9485



2538 SW 30 AVE
PEMBROKE PARK, FL 33009



quadiant
FIRST-CLASS MAIL
IMI
\$000.64[®]
04/10/2024 ZIP 33023
043M30245597

US POSTAGE

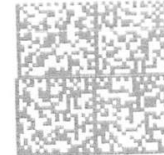
TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

THX REAL STATE LLC
NOV #9485



2540 SW 30 AVE
PEMBROKE PARK, FL 33009



quadiant
FIRST-CLASS MAIL
IMI
\$000.64[®]
04/10/2024 ZIP 33023
043M30245597

US POSTAGE



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

THX REAL ESTATE LLC
2875 NE 191 ST STE 601
AVENTURA , FL 33180

Case #:

9485

Date:

04/08/2024

Property Owner:

THX REAL ESTATE LLC
2875 NE 191 ST STE 601
AVENTURA , FL 33180

Property Description:

514221010120

Certified Mail #:**Legal Description:**

SUB OF 21-51-42 B-13 D PORTION OF
LOT 3, BLK 13 LYING W OF I-95 IN SEC 21
-51-42 OF TOWN OF HALLANDALE B-13
D, LESS N 251, LESS S 315 & LESS E 40
THEREOF TOG WITH BEG AT SW COR
OF ABOVE DESC PARCEL, E 161.60 ALG
S/L TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2538 SW 30 AVE, PEMBROKE
PARK, FL 33009

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	5

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. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	30

Notes/Mean of Correction:

TWOLC SANCTUARY

1. Outdoor storage is prohibited. Remove all outdoor storage and store inside the broken-up boxes, plywood panels, and miscellaneous items.
2. TWOLC SANCTUARY: Operating without a Business Tax Receipt. Stop all business operations.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
4. Display Business License within unit.

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

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

Jean Gustin





MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2540 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0120
Property Owner	MEAT BAR HOLDINGS LLC	Millage	0613
Mailing Address	2875 NE 191 ST STE 601 AVENTURA FL 33180	Use	12-02
Abbr Legal Description	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL		

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

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$154,720	\$2,056,860	\$2,211,580	\$2,211,580				
2023	\$154,720	\$2,056,860	\$2,211,580	\$2,211,580	\$47,741.83			
2022	\$161,200	\$1,833,940	\$1,995,140	\$1,995,140	\$42,138.14			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
Portability	0	0	0	0				
Assessed/SOH	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
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	\$2,211,580	\$2,211,580	\$2,211,580	\$2,211,580				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
10/7/2022	WD*-E	\$3,000,000	118638317	\$9.00	17,191	SF		
5/13/2021	QCD-T	\$100	117678190					
3/5/2021	SWD-D	\$2,500,000	117136419					
6/10/2016	WD-E	\$1,250,000	113779786					
10/9/2001	WD*	\$1,200,000	32234 / 395	Adj. Bldg. S.F. (Card, Sketch)		11764		
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 2003/2002				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
11764								



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

Detail by Entity Name

Florida Limited Liability Company
MEAT BAR HOLDINGS LLC

Filing Information

Document Number	L22000413984
FEI/EIN Number	92-0531170
Date Filed	09/22/2022
Effective Date	09/22/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/30/2022
Event Effective Date	NONE

Principal Address

2540 SW 30TH AVE
PEMBROKE PINES, FL 33009

Changed: 09/30/2022

Mailing Address

601 NE 36th st
APT 1301
Miami, FL 33137

Changed: 01/23/2023

Registered Agent Name & Address

ALON, SIMON
2540 SW 30TH AVE
PEMBROKE PINES, FL 33009

Address Changed: 09/30/2022

Authorized Person(s) Detail

Name & Address

Title MGRM





Case Overview

Property/Incident Information

Owner	Address	Site Address
JOE REALTY HOME LLC	522 NE 66 ST MIAMI, FL 33138	3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

Folio
514230AB0090

Legal Description

PEMBROKE PARK TOWNHOUSES CONDO BLDG B UNIT 4 PER CDO BK/PG: 43825/1858

Case Status	Open	Case #	6666	Date Next Inspection	4/23/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes Bathroom re-model without a permit including sink removal
To comply with this violation please take the following action:
1)Obtain a permit through the building department

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/28/2022		Notice of Violation	Regular Mail
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
5/18/2022	5/18/2022	Final Order	Affidavit of Service/Posted to Property Certified Mail
7/15/2022	8/17/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
8/17/2022	8/17/2022	Amended Final Order	Certified Mail
7/18/2023		Affidavit of Non-Compliance	Hand
4/23/2024		Affidavit of Non-Compliance	Certified Mail
4/23/2024	5/15/2024	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/23/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$28,550.00

Case Overview

Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$28,750.00

Payments

Date	Payment Type Name	Amount
5/18/2022	Credit	\$103.00
8/17/2022	Credit	\$103.00
	Total Payments	\$206.00
	Fees Outstanding	\$28,544.00

Town of Pembroke Park

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



DATE: May 10, 2024
INVOICE # 435
FOR:

Case #6666
JOE REALTY HOME LLC
3932 SW 52 AVE B4,
PEMBROKE PARK, FL 33023

Bill To:
JOE REALTY HOME LLC
3932 SW 52 AVE B4,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
	Amended Final Order 08/17/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
577	Day(s) of Per Diem from (10/16/2022 -05/15/2024)	\$ 50.00	\$ 28,850.00
Balance			\$ 28,950.00

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.)
JOE REALTY HOME LLC) CASE NO 6666
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: JOE REALTY HOME LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

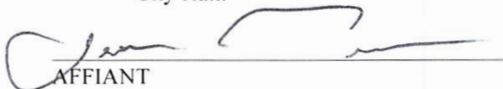
ADDRESS: 3932 SW 52 AVE #B4, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: JOE REALTY HOME LLC AT 12:11 P.M. ON THE 29 DAY OF APRIL 2024.

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

TYPE OF SERVICE

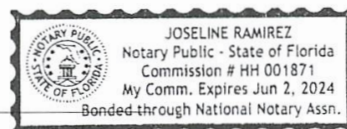
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

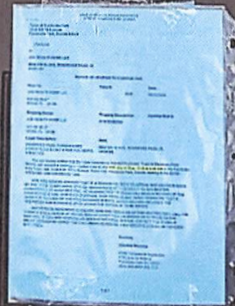
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

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



Apr 29, 2024 at 1:12:11 PM

4



Apr 29, 2024 at 1:12:17 PM

Code Compliance Special Magistrate
Town of Pembroke Park, Florida

Town of Pembroke Park
3150 SW 32 Avenue
Pembroke Park, Florida 33023

Parties:

vs.

JOE REALTY HOME LLC
3312 SW 32 AVE, PEMBRKE PARK, FL
33023 B4

NOTICE OF HEARING TO CONFIRM FINE

Sent To: Case #: Date:
JOE REALTY HOME LLC 8898 04/29/2024
3312 SW 32 ST
MIAMI, FL 33136

Property Owner: Property Description: Certified Mail #:
JOE REALTY HOME LLC 514230A00090
3312 SW 32 ST
MIAMI, FL 33136

Legal Description: AXA:
PEMBROKE PARK TOWNHOUSES CONDO BLDG 8 UNIT 4 PER CDD SHPC 33023 B4
430001008

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 12th day of May, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 SW 32nd 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) 955-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: TOLL FREE 800-955-8775 (VOICE) OR 1-800-955-8775 (TDD).

Sincerely,
Jowaine Ramirez
Code Compliance Supervisor
3150 SW 32 Avenue
Pembroke Park, FL 33023
(954) 955-4600, Ext. 215

1 of 1

U.S. Postal Service™
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OFFICIAL USE

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☐ 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
 JOE REALTY HOME LLC
 HCF #6666

Street and Apt. No.
 522 NE 66 ST

City, State, ZIP+4®
 MIAMI FL 33138

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

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

Postage
 \$ **8.69**

Total Postage and
 \$

Sent To
 JOE REALTY HOME LLC
 DESILHOMME, JOSEPH
 HCF #6666

Street and Apt. No.
 3932 SW 52 AVE B4

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

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: JOE REALTY HOME LLC DESILHOMME, JOSEPH HCF #6666 3932 SW 52 AVE B4, PEMBROKE PARK, FL 33023 9590 9402 8582 3244 8723 37 2. Article Number (Transfer from service label) 9589 0710 5270 0673 4018 35	A. Signature X B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

JOE REALTY HOME LLC

**3932 SW 52 AVE, PEMBROKE PARK, FL
33023 B4**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

JOE REALTY HOME LLC

522 NE 66 ST
MIAMI, FL 33138

Case #:

6666

Date:

04/23/2024

Property Owner:

JOE REALTY HOME LLC

522 NE 66 ST
MIAMI, FL 33138

Property Description:

514230AB0090

Certified Mail #:

Legal Description:

PEMBROKE PARK TOWNHOUSES
CONDO BLDG B UNIT 4 PER CDO BK/PG:
43825/1858

AKA:

3932 SW 52 AVE, PEMBROKE PARK, FL
33023 B4

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of May, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

6666

Petitioner,

vs.

JOE REALTY HOME LLC

3932 SW 52 AVE, PEMBROKE PARK, FL
33023 B4

Respondent(s)

On 4/23/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: JOE REALTY HOME LLC
Address: 522 NE 66 ST MIAMI, FL 33138
Folio: 514230AB0090
Site Address: 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4
Legal Description: PEMBROKE PARK TOWNHOUSES CONDO BLDG B UNIT 4
PER CDO BK/PG: 43825/1858

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: 4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/23/2024

Notes/Mean of Correction:

Bathroom re-model including sink removal permit #2212108-0 expired, call for re-inspection. Not corrected.

Further, Affiant sayeth naught

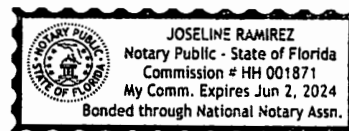
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/23/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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



WEST PEBB ECH FL 331
18 AUG 2022 PM 4 L

7020 0640 0000 5918 5029

Hasler

08/18/2022

US POSTAGE \$007.82⁰



ZIP 33023
011D10656696

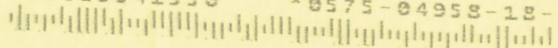
DESILHOMME JOSEPH
(FO-6666)
3932 SW 52 AVE APT 4,
PEMBROKE PARK, FL 33023

W
8/17/22

NIXIE 331 DE 1 0009/20/22

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 33023541350 *0575-04958-18-40



VAC
330235-04958-18-40

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:

DESILHOMME JOSEPH
(FO-6666)
3932 SW 52 AVE APT 4,
PEMBROKE PARK, FL 33023



9590 9402 6921 1104 8183 28

2. Article Number (Transfer from service label)

7020 0640 0000 5918 5029

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

☐ Insured Mail

Insured Mail Restricted Delivery
(over \$500)

Domestic Return Receipt

7020 0640 0000 5918 5012

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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 P \$
 Sent To (FO-6666)
 Street a 3932 SW 52 AVE APT 4,
 City, St PEMBROKE PARK, FL 33023
 PS Form See Reverse for Instructions

JOG ROAD STATION
 6400 W BOYNTON BEACH BLVD
 AUG 18 2022
 BOYNTON BEACH FL
 33437-USPS

7020 0640 0000 5918 5029

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Domestic Mail Only

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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 P \$
 Sent To (FO-6666)
 Street a 3932 SW 52 AVE APT 4,
 City, St PEMBROKE PARK, FL 33023
 PS Form Instructions

JOG ROAD STATION
 6400 W BOYNTON BEACH BLVD
 AUG 18 2022
 BOYNTON BEACH FL
 33437-USPS

7020 0640 0000 5918 5036

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total P \$
 Sent To (FO-6666)
 Street a 522 NE 66 ST MIAMI FL 33138
 City, St
 PS Form Instructions

JOG ROAD STATION
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 AUG 18 2022
 BOYNTON BEACH FL
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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6666
Petitioner,)
)
vs.)
)
JOE REALTY HOME LLC)
Respondent(s) _____

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AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 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: 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

PROPERTY OWNER: JOE REALTY HOME LLC

FOLIO NO.: 514230AB0090

LEGAL DESCRIPTION: PEMBROKE PARK TOWNHOUSES CONDO BLDG B UNIT 4 PER CDO BK/PG: 43825/1858

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.

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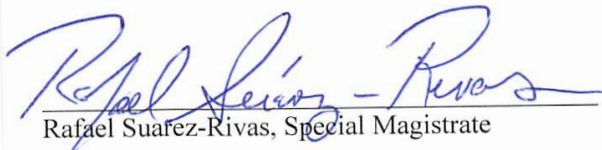
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 17th day of August 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 17th day of August 2022.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

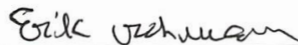
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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 19 day of August, 2022.



Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310



SALES RECEIPT

Bill To:

Joe Reality
3932 SW 52 Ave
Pembroke Park, FL 33023

Date 8/17/2022 11:35:55 AM

Invoice # 25922

For Code Enforcement Case#
6666

Site Address:

3932 SW 52 AVE, PEMBROKE PARK,
FL 33023 B4

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
3.00	Technology Convenience Fee	\$3.00
Total		\$103.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	7/17/2022		\$50.00	31	\$1,550.00
Admin Fixed	5/18/2022		\$100.00	0	\$100.00
Admin Fixed	8/17/2022		\$100.00	0	\$100.00
Total					\$1,750.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
5/18/2022	Credit	\$103.00
8/17/2022	Credit	\$103.00
Total		\$206.00

Balance (\$103.00)

Case Overview

Property/Incident Information

Owner	Address	Site Address
JOE REALTY HOME LLC	522 NE 66 ST MIAMI, FL 33138	3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

Legal Description

Case Status	Open	Case #	6666	Date Next Inspection	8/17/2022
--------------------	------	---------------	------	-----------------------------	-----------

Notes Bathroom re-model without a permit including sink removal
To comply with this violation please take the following action:
1)Obtain a permit through the building department

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/28/2022		Notice of Violation	Regular Mail
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
5/18/2022	5/18/2022	Final Order	Affidavit of Service/Posted to Property Certified Mail
7/15/2022	8/17/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property 7/22/22 Certified Mail 7/21/22

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/17/2022
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: 8/17/2022

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$1,500.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$1,600.00

Payments

Case Overview

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
5/18/2022	Credit	\$103.00
	Total Payments	\$103.00
	Fees Outstanding	\$1,497.00

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

JOE REALTY HOME LLC)

CASE NO. 6666

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: JOE REALTY HOME LLC AT 11:21 A.M. ON
THE 22 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

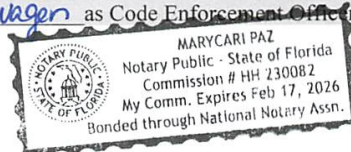
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of August 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

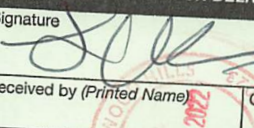
Personally Known ☒ OR Produced Identification

Type of Identification Produced

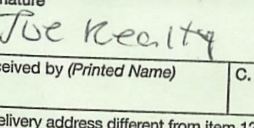


SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: JOE REALTY HOME LLC (HCF-6666) 3932 SW 52 AVE PEMBROKE PARK, FL 33023 B4 9590 9402 6921 1104 8179 63 2. Article Number (Transfer from service label) 7021 1970 0000 4565 8364	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

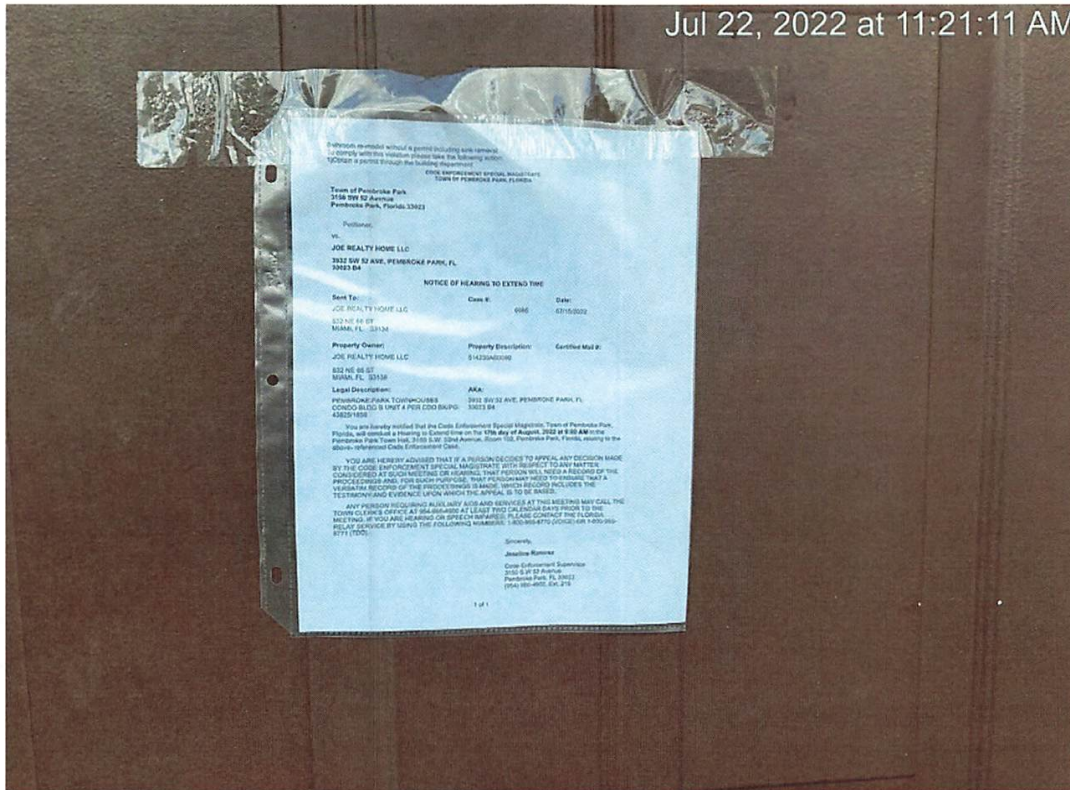
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: DESILHOMME, JOSEPH (HCF-6666) 3932 SW 52ND AVE APT 4 PEMBROKE PARK, FL 33023 9590 9402 6921 1104 8179 87 2. Article Number (Transfer from service label) 7021 1970 0000 4565 8388	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

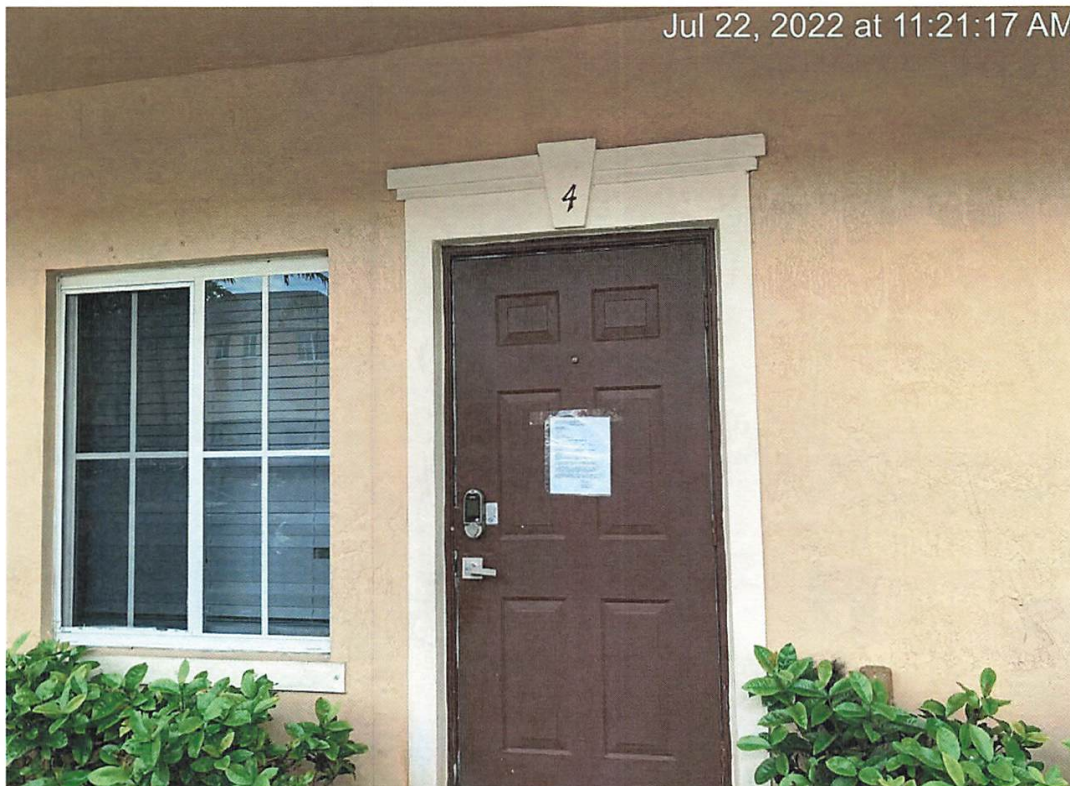
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: JOE REALTY HOME LLC (FO-6666) 3932 SW 52 AVE APT 4 PEMBROKE PARK, FL 33023 9590 9402 6921 1104 8191 10 2. Article Number (Transfer from service label) 7020 0640 0000 5918 5012	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

Jul 22, 2022 at 11:21:11 AM



Jul 22, 2022 at 11:21:17 AM



7021 1970 0000 4565 8371

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, 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
JOE REALTY HOME LLC
(HCF-6666)

Street and Apt.
522 NE 66 ST MIAMI FL 33138

City, State, Zip
MIAMI, FL 33138

PS Form 3800

7021 1970 0000 4565 8368

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, 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
DESILHOMME, JOSEPH
(HCF-6666)

Street and Apt.
3932 SW 52ND AVE APT 4

City, State, Zip
PEMBROKE PARK, FL 33023

PS Form 3800

7021 1970 0000 4565 8364

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (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
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Sent To
JOE REALTY HOME LLC
(HCF-6666)

Street and Apt.
3932 SW 52 AVE

City, State, Zip
PEMBROKE PARK, FL 33023 B4

PS Form 3800

Bathroom re-model without a permit including sink removal
To comply with this violation please take the following action:
1)Obtain a permit through the building department

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

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

Petitioner,

vs.

JOE REALTY HOME LLC

**3932 SW 52 AVE, PEMBROKE PARK, FL
33023 B4**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

JOE REALTY HOME LLC

522 NE 66 ST
MIAMI, FL 33138

Case #:

6666

Date:

07/15/2022

Property Owner:

JOE REALTY HOME LLC

522 NE 66 ST
MIAMI, FL 33138

Property Description:

514230AB0090

Certified Mail #:

Legal Description:

PEMBROKE PARK TOWNHOUSES
CONDO BLDG B UNIT 4 PER CDO BK/PG:
43825/1858

AKA:

3932 SW 52 AVE, PEMBROKE PARK, FL
33023 B4

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time 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).

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: 07-15-2022 Phone: 9567601106
Email: desilhommejoseph74@gmail.com
Property Address: 3932 SW 52 Avenue Apt 4 Pembroke Park FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Desilhomme Joseph (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6666 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 08/17/2022 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 05/18/2022 imposing the fine of \$ 50.00 per day for violation(s) of the Town's Code of Ordinances:

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.

Desilhomme Joseph

Petitioner's Name (Print)



Petitioner's Signature

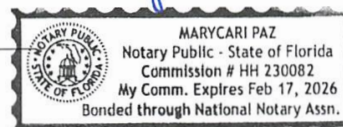
State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Joseph Desilhomme, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 15 day of July, 20 22.

Notary

My Commission expires Feb 17, 2026



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6666
Petitioner,)
)
vs.)
JOE REALTY HOME LLC)
Respondent(s))

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 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: 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

PROPERTY OWNER: JOE REALTY HOME LLC

FOLIO NO.: 514230AB0090

LEGAL DESCRIPTION: PEMBROKE PARK TOWNHOUSES CONDO BLDG B UNIT 4 PER CDO BK/PG: 43825/1858

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.

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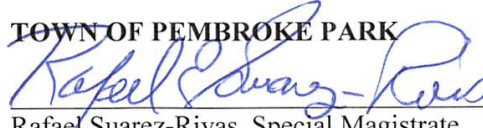
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 60 DAYS OF THE NOTICE OF VIOLATION issued on May 18, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th day of May 2022.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

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 19 day of May, 2022.



Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 1970 0000 4565 8340

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

Total For
\$7.33

Sent To
 JOE REALTY HOME LLC
 F.O 6666
 Street or
 522 NE 66 ST.
 City, State, Zip
 MIAMI FL 33138

PS Form 38

Postmark Here

7021 1970 0000 4565 8586

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage
\$7.33

Sent To
 DESILHOMME, JOSEPH
 F.O 6666
 Street and Apt
 3932 SW 52ND AVE APT 4,
 City, State, Zip
 PEMBROKE PARK, FL 33023

PS Form 38

Postmark Here

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****Bill To:**

DESILHOMME JOSEPH
3932 SW 52 AVE B4
PEMBROKE PARK, FL 33023

Date 5/18/2022 11:41:38 AM

Invoice # 25180

For Code Enforcement Case#
6666

Site Address:

3932 SW 52 AVE, PEMBROKE PARK,
FL 33023 B4

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
3.00	Technology Convenience Fee	\$3.00
Total		\$103.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	7/17/2022		\$50.00	0	\$0.00
Admin Fixed	5/18/2022		\$100.00	0	\$100.00
Total					\$100.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
5/18/2022	Credit	\$103.00
	Total	\$103.00

Balance **\$0.00**

Case Overview

Property/Incident Information

Owner	Address	Site Address
JOE REALTY HOME LLC	522 NE 66 ST MIAMI, FL 33138	3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

Legal Description

Case Status Open **Case #** 6666 **Date Next Inspection** 5/18/2022

Notes Bathroom re-model without a permit including sink removal
 To comply with this violation please take the following action:
 1) Obtain a permit through the building department

Documents Issued

Date Issue **Hearing Date** **Document Type**

1/28/2022 Notice of Violation

4/12/2022 5/18/2022 Notice of Formal Hearing - Notice w/ NOV

Delivery

Regular Mail / *Hand 1/28/22*

Certified Mail *4/14/22*

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: 5/18/2022
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)	Not in Compliance - Reinspection Date: 5/18/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JOE REALTY HOME LLC

CASE NO. 6666.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: JOE REALTY HOME LLC AT 3:50 P.M. ON THE 28 DAY OF April 2022.

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

TYPE OF SERVICE

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

Erik Richwagen

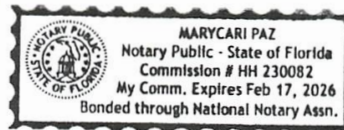
AFFIANT

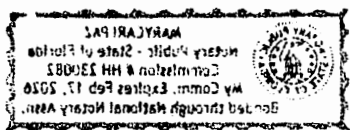
STATE OF FLORIDA
COUNTY OF BROWARD

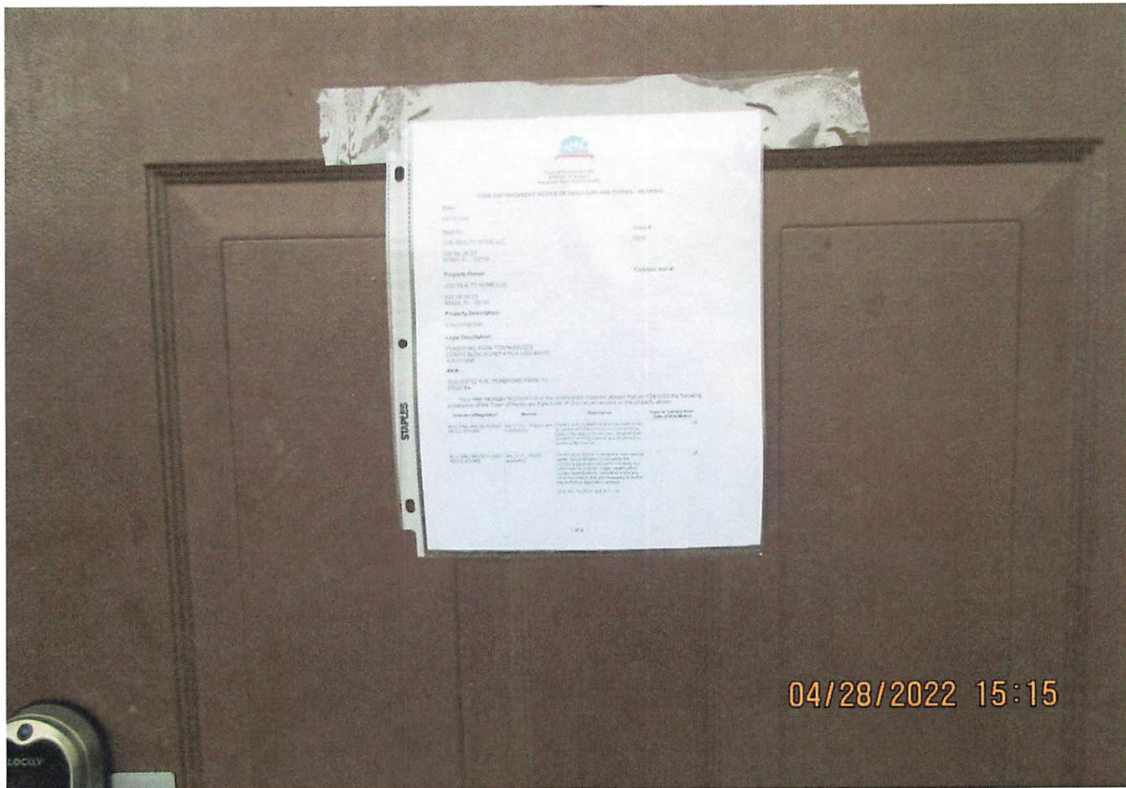
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of May, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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







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

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

OFFICIAL USE

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

Sent To **JOE REALTY HOME LLC**
 522 NE 66 ST
 Street and Apt. **MIAMI**
 City, State, Zip **FL 33138 (NOH-6666)**

PS Form 38

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

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

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage \$ **7.33**

Sent To **DESILHOMME, JOSEPH**
 3932 SW 52ND AVE, APT 4
 Street and Apt. **PEMBROKE PARK**
 City, State, Zip **FL 33023 (NOH-6666)**

PS Form 3800

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: DESILHOMME, JOSEPH 3932 SW 52ND AVE, APT 4 PEMBROKE PARK FL 33023 (NOH-6666) Barcode: 9590 9402 6921 1104 8004 60 2. Article Number (Transfer from service label) 121 1970 0000 4565 8005		A. Signature X <i>CFB RTZ</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) D. Joseph C. Date of Delivery 4/19/22 D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: <i>in mail box</i>	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)			

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 AND FORMAL HEARING

Date:

04/12/2022

Sent To:

JOE REALTY HOME LLC

522 NE 66 ST
MIAMI, FL 33138

Case #:

6666

Property Owner:

JOE REALTY HOME LLC

522 NE 66 ST
MIAMI, FL 33138

Certified Mail #:

Property Description:

514230AB0090

Legal Description:

PEMBROKE PARK TOWNHOUSES
CONDO BLDG B UNIT 4 PER CDO BK/PG:
43825/1858

AKA:

3932 SW 52 AVE, PEMBROKE PARK, FL
33023 B4

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	28
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	28

Bathroom re-model without a permit including sink removal
To comply with this violation please take the following action:
1) Obtain a permit through the building department

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 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM.

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

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

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

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

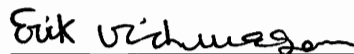
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Erik Richwagen

Code Enforcement Officer



4/12/2022



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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 261 of 741



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

Detail by Entity Name

Florida Not For Profit Corporation

PEMBROKE PARK TOWNHOUSES CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N07000002960

FEI/EIN Number 26-0171586

Date Filed 03/21/2007

State FL

Status ACTIVE

Principal Address

3930 SW 52 AVE

UNIT 4D

PEMBROKE PARK, FL 33023

Changed: 04/05/2011

Mailing Address

3930 SW 52 AVE

UNIT 4D

PEMBROKE PARK, FL 33023

Changed: 04/05/2011

Registered Agent Name & Address

SARA, OQUENDO

3930 SW 52ND AVE APT 4

PEMBROKE PARK, FL 33023

Name Changed: 03/18/2019

Address Changed: 03/18/2019

Officer/Director Detail

Name & Address

Title SECR

OQUENDO, SARA

3930 SW 52 AVE UNT 4D

PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	03/18/2019
2020	04/06/2020
2021	04/27/2021

Document Images

04/27/2021 -- ANNUAL REPORT	View image in PDF format
04/06/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
03/28/2017 -- ANNUAL REPORT	View image in PDF format
02/23/2016 -- ANNUAL REPORT	View image in PDF format
02/26/2015 -- ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
03/25/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
02/13/2012 -- Reg. Agent Change	View image in PDF format
04/19/2011 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
09/13/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
04/15/2008 -- ANNUAL REPORT	View image in PDF format
03/21/2007 -- Domestic Non-Profit	View image in PDF format

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

if Sara, OQuenda
3930 SW 52nd AVE APT 4
Pembroke Park, FL 33023

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

6666

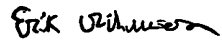
Sent To:
JOE REALTY HOME LLC
522 NE 66 ST
MIAMI, FL 33138

Case #:
6666

N OF PEMBROKE PARK
2ND AVENUE • PEMBROKE PARK, FLORIDA 33023

3666

522 NE 66 ST Miami FL 33138



Erik Richwagen
Code Enforcement Officer



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: JOE REALTY HOME LLC
522 NE 66 ST
MIAMI, FL 33138

Case #: 6666

Date: 01/28/2022

Property Owner: JOE REALTY HOME LLC
522 NE 66 ST
MIAMI, FL 33138

Property Description: 514230AB0090

Certified Mail #:

Legal Description: PEMBROKE PARK TOWNHOUSES
CONDO BLDG B UNIT 4 PER CDO BK/PG: 43825/1858

AKA: 3932 SW 52 AVE, PEMBROKE PARK, FL
33023 B4

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

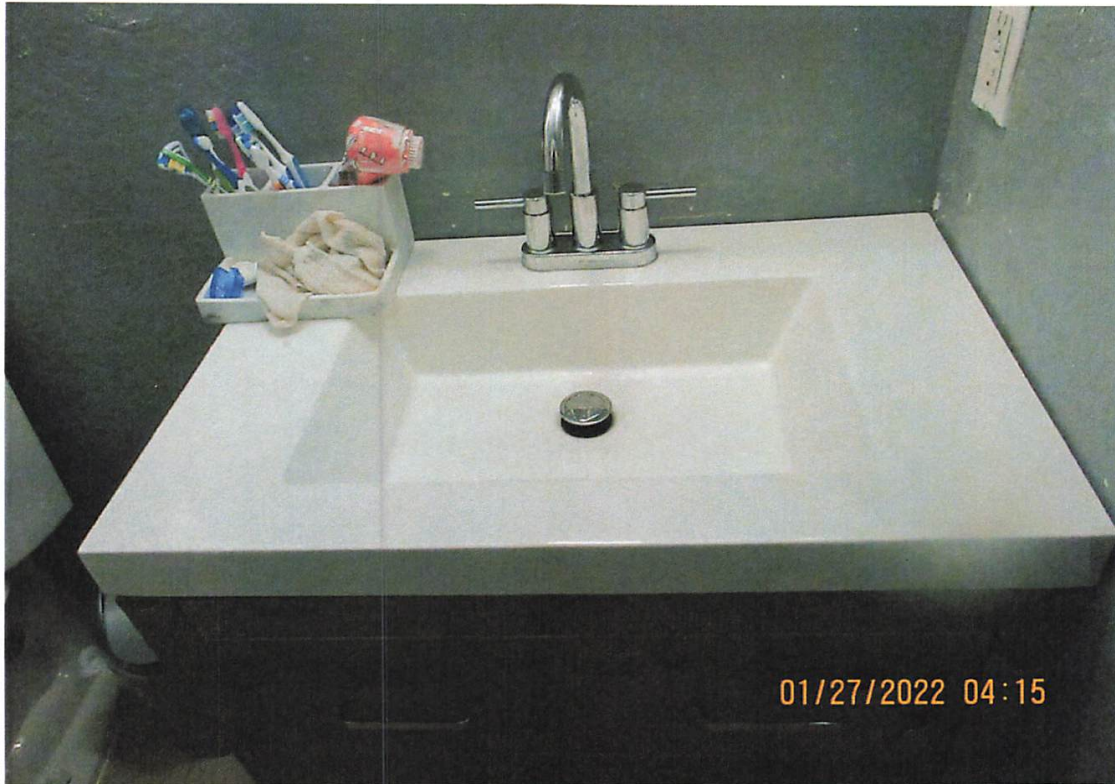
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	28
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	28

Notes/Mean of Correction:

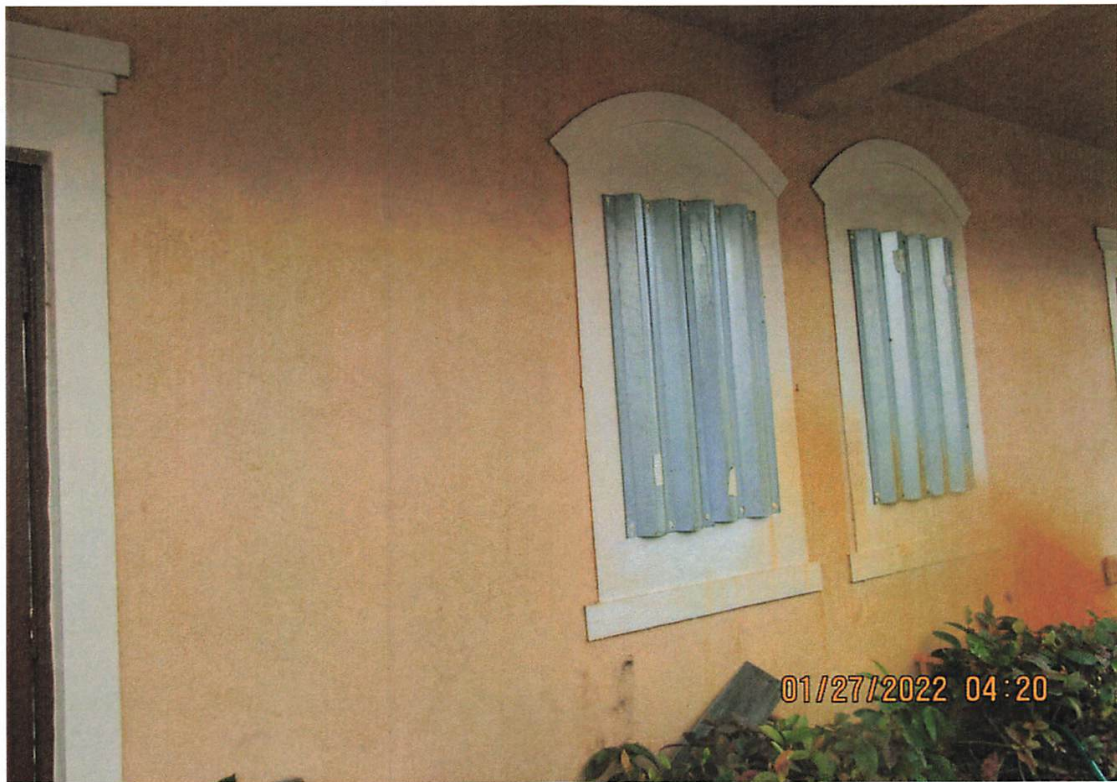
Bathroom re-model without a permit including sink removal
To comply with this violation please take the following action:
1) Obtain a permit through the building department

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.









Case Overview

Property/Incident Information

Owner	Address	Site Address
FRAKES,DONALD RAY	2617 - 2625 S PARK RD PEMBROKE PARK,, FL 33009	2617 S PARK RD, PEMBROKE PARK, FL 33009 #2617 - 2625 S PARK RD

Folio

514229000053

Legal Description

29-51-42 S 50 OF N 425 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 5,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Case Status	Open	Case #	6951	Date Next Inspection	5/15/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

VIOLATIONS/CORRECTIVE ACTIONS

- 1)The exterior wall in the back of the building f has discoloration on it/CORRECTIVE ACTION- Remove all discoloration from the exterior wall
- 2)The parking lot in the back of the building is in disrepair/CORRECTIVE ACTIONS- Obtain plans and inspections for a permit (954 966 4600 EXT 182) When a permit is obtained Repair/Re-seal the parking lot
- 3)The parking lot in the back of the building needs to be re-striped/CORRECTIVE ACTIONS-Obtain plans and inspections for a zoning permit. When a permit is obtained re-stripe the parking lot

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/14/2022		Notice of Violation	Regular Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/5/2022		Affidavit of Non-Compliance	Regular Mail
7/20/2022	7/20/2022	Final Order	Certified Mail
4/25/2024		Affidavit of Non-Compliance	Certified Mail
4/25/2024	5/15/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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: 5/15/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/15/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/15/2024
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$59,900.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$60,000.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$60,000.00

Town of Pembroke Park

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



DATE:
INVOICE #
FOR:

May 10, 2024
435

Case #6951
JOE REALTY HOME LLC
3932 SW 52 AVE B4,
PEMBROKE PARK, FL 33023

Bill To:

JOE REALTY HOME LLC
3932 SW 52 AVE B4,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
	Amended Final Order 08/17/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
605	Day(s) of Per Diem from (09/18/2022 -05/15/2024	\$ 100.00	\$ 60,500.00
Balance			\$ 60,600.00

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.)
FRAKES, DONALD RAY) CASE NO. 6951
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: FRAKES, DONALD RAY

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2617 S PARK RD, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: FRAKES, DONALD RAY AT 10:15A.M. ON THE 29 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

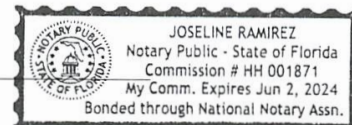
Jean Gustin
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

J. Ramirez
Signature

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



Apr 29, 2024 at 10:15:46 AM

2617

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

For Cause:

vs.

FRANKS, DONALD RAY
2617 S PARK RD, PEMBROKE PARK, FL
33009 2617-2625 S PARK RD

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

FRANKS, DONALD RAY
2617 - 2625 S PARK RD
PEMBROKE PARK, FL 33009

Case #:

0951

Date:

04/25/2024

Property Owner:

FRANKS, DONALD RAY
2617 - 2625 S PARK RD
PEMBROKE PARK, FL 33009

Property Description:

51422900005

Certified Mail #:

Legal Description:

29-51-42 S 65 OF N 425 OF W 181 OF
W 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4 LESS
W 25 FOR R/W, DESC IN OR 3589/195
AKA LOT 5, PEMBROKE PARK
INDUSTRIAL CENTER (UNREC)

AKA:

2617 S PARK RD, PEMBROKE PARK, FL
33009 2617-2625 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 15th day of May, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-866-4000 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: 1-800-955-8779 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez
Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 866-4000, Ext. 215

1 of 1

Apr 29, 2024 at 10:15:51 AM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner:

vs.

FRANKS, DONALD RAY
2617 S PARK RD, PEMBROKE PARK, FL
33009 2617-2625 S PARK RD

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

FRANKS, DONALD RAY
2617 - 2625 S PARK RD
PEMBROKE PARK, FL 33009

Case #:

0951

Date:

4/25/2024

Property Owner:

FRANKS, DONALD RAY
2617 - 2625 S PARK RD
PEMBROKE PARK, FL 33009

Property Description:

51422900005

Certified Mail #:

Legal Description:

29-51-42 S 65 OF N 425 OF W 181 OF
W 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4 LESS
W 25 FOR R/W, DESC IN OR 3589/195
AKA LOT 5, PEMBROKE PARK
INDUSTRIAL CENTER (UNREC)

AKA:

2617 S PARK RD, PEMBROKE PARK, FL
33009 2617-2625 S PARK RD

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Sincerely,

Joseline Ramirez
Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 866-4000, Ext. 215

1 of 1

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>W. J. [Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: FRAKES, DONALD RAY HCF #6951 3303 W PARK RD HOLLYWOOD FL		B. Received by (Printed Name) C. Date of Delivery <i>Don Frakes</i> <i>04-21-24</i>	
2. Article Number (Transfer from service label) 9590 9402 7581 2098 7725 90		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		48 <i>48</i> <i>48</i> <i>0</i>	
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
\$

Total Postage and F
\$ **8.69**

Sent To **FRAKES, DONALD RAY**

Street and Apt. # **HCF #6951**

City, State, ZIP+4® **2625 S PARK RD
PEMBROKE PARK, FL 33009**

Postmark Here

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

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage and F
\$ **8.69**

Sent To **FRAKES, DONALD RAY**

Street and Apt. No. **HCF #6951**

City, State, ZIP+4® **2617 S PARK RD
PEMBROKE PARK, FL 33009**

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Total Postage and F
\$ **8.69**

Sent To **FRAKES, DONALD RAY**

Street and Apt. # **HCF #6951**

City, State, ZIP+4® **3303 W PARK RD
HOLLYWOOD FL 33021**

Postmark Here

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

FRAKES,DONALD RAY

**2617 S PARK RD, PEMBROKE PARK, FL
33009 #2617 - 2625 S PARK RD**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
FRAKES,DONALD RAY	6951	04/25/2024
2617 - 2625 S PARK RD PEMBROKE PARK,, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
FRAKES,DONALD RAY	514229000053	
2617 - 2625 S PARK RD PEMBROKE PARK,, FL 33009		
Legal Description:	AKA:	
29-51-42 S 50 OF N 425 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 5,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2617 S PARK RD, PEMBROKE PARK, FL 33009 #2617 - 2625 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 **15th day of May, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6951

Petitioner,

vs.

FRAKES,DONALD RAY
2617 S PARK RD, PEMBROKE PARK, FL
33009 #2617 - 2625 S PARK RD
Respondent(s)

On 4/25/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: FRAKES,DONALD RAY
Address: 2617 - 2625 S PARK RD PEMBROKE PARK,, FL 33009
Folio: 514229000053
Site Address: 2617 S PARK RD, PEMBROKE PARK, FL 33009 #2617 - 2625 S PARK RD
Legal Description: 29-51-42 S 50 OF N 425 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 5,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 4/25/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/25/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/25/2024

Notes/Mean of Correction:

- 1)The exterior wall in the back of the building has discoloration. The exterior wall has been painted. Corrected
- 2)The parking lot in the back of the building is in disrepair. No permit has been obtained to repair/re-seal the parking lot area. Not Corrected.
- 3)The parking lot in the back of the building needs to be re-stripped. The parking lot area has been re-stripped. Corrected.

Further, Affiant sayeth naught

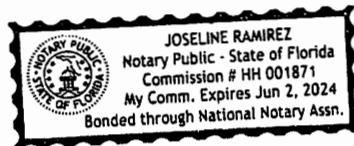
STATE OF FLORIDA

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 4/25/2024


NOTARY PUBLIC, STATE OF FLORIDA



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

Postmark
Here

Postage

\$ _____

Total Postage

\$ _____

Sent To **FRAKES, DONALD RAY**
(FO-6951)

Street and A **2617-2625 S PARK RD,**
City, State, Z **PEMBROKE PARK, FL 33009**

PS Form 3811

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

FRAKES, DONALD RAY
(NOH-6951)
2617-2625 S PARK RD
PEMBROKE PARK, FL 33009



9590 9402 6921 1104 8186 25

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7879

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 | ☐ Priority Mail Express® |
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| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

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

Domestic Return Receipt

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6951
Petitioner,)
)
vs.)
)
FRAKES, DONALD RAY)
Respondent(s) _____

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FINAL ORDER

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

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2617-2625 S PARK RD, PEMBROKE PARK, FL 33009 #2625

PROPERTY OWNER: FRAKES, DONALD RAY

FOLIO NO.: 5142 29 00 0053

LEGAL DESCRIPTION: 29-51-42 S 50 OF N 425 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 5, 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(k); 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.

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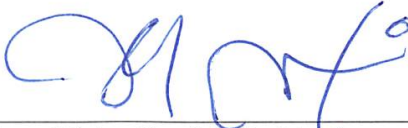
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(k)5-105 and 5-17 WITHIN 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 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 ____ 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
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
FRAKES,DONALD RAY	3303 W PARK RD HOLLYWOOD, FL 33021	2617 S PARK RD, PEMBROKE PARK, FL 33009 #2625

Legal Description

Case Status Open **Case #** 6951 **Date Next Inspection** 7/20/2022

Notes VIOLATIONS/CORRECTIVE ACTIONS
 1)The exterior wall in the back of the building f has discoloration on it/CORRECTIVE ACTION- Remove all discoloration from the exterior wall
 2)The parking lot in the back of the building is in disrepair/CORRECTIVE ACTIONS- Obtain plans and inspections for a permit (954 966 4600 EXT 182) When a permit is obtained Repair/Re-seal the parking lot
 3)The parking lot in the back of the building needs to be re-stripped/CORRECTIVE ACTIONS-Obtain plans and inspections for a zoning permit. When a permit is obtained re-stripe the parking lot

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/14/2022		Notice of Violation	Regular Mail 4/15/22
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/7/22 Certified Mail 7/5/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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: 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
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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
FRAKES, DONALD RAY) CASE NO. 6951
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2617-2625 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2617-2625 S PARK RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: FRAKES, DONALD RAY AT 9:05 A.M. ON THE 8 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

Erik Richwagen

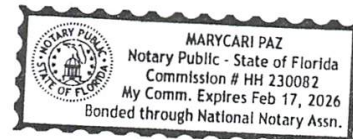
AFFIANT

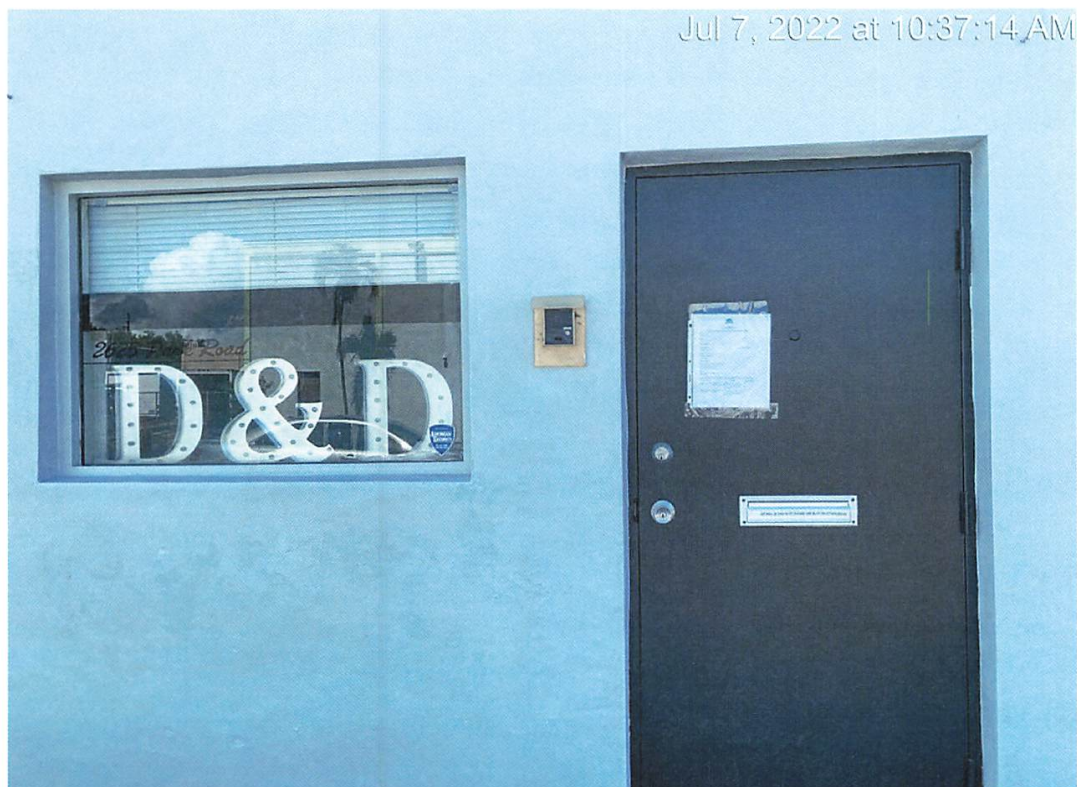
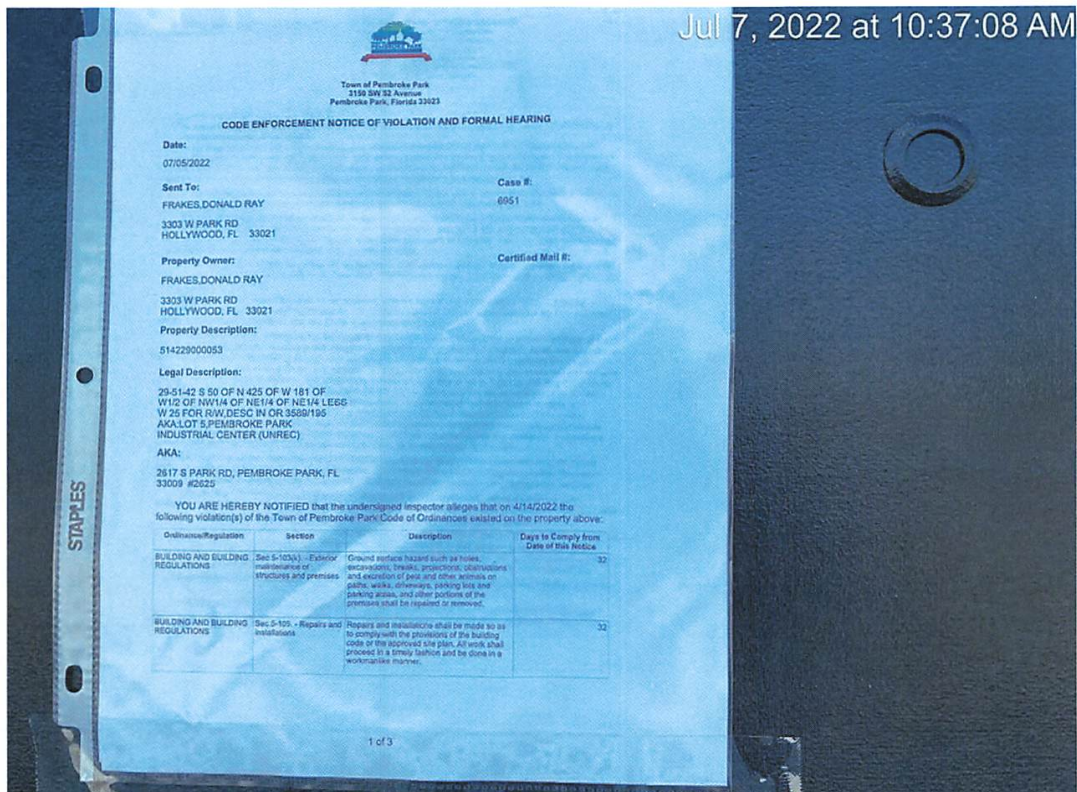
STATE OF FLORIDA
COUNTY OF BROWARD

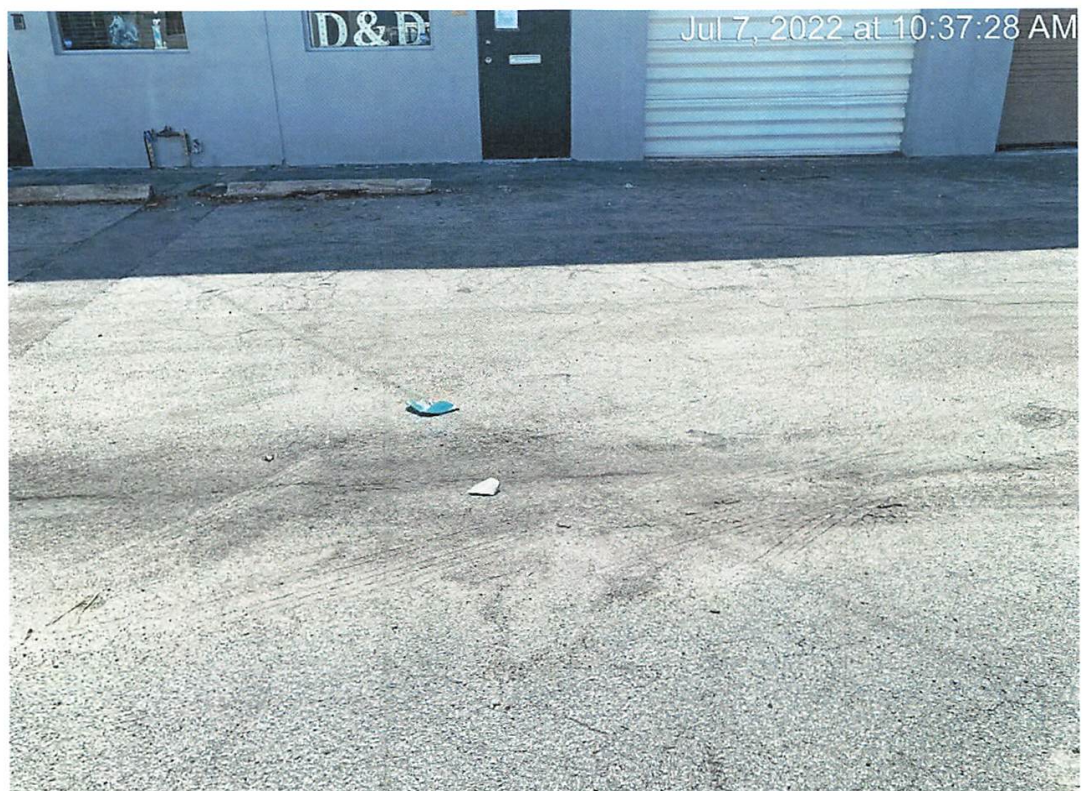
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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











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

Postage

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Total Postage

\$

7.33

Sent To

Street and Apt.

City, State, Zip

FRAKES, DONALD RAY
(NOH-6951)

3303 W PARK RD

HOLLYWOOD FL 33021

PS Form 3800

Postmark
Here

JUL 05 2022
JOG ROAD STATION
3300 W PARK RD
HOLLYWOOD FL 33021

7021 1970 0000 4565 7879

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

Postage

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Total Postage

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Sent To

Street and Apt.

City, State, Zip

FRAKES, DONALD RAY
(NOH-6951)

2617-2625 S PARK RD

PEMBROKE PARK, FL 33009

PS Form 3800

Postmark
Here

JUL 05 2022
JOG ROAD STATION
3300 W PARK RD
HOLLYWOOD FL 33021



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/05/2022

Sent To:

FRAKES,DONALD RAY

3303 W PARK RD
HOLLYWOOD, FL 33021

Property Owner:

FRAKES,DONALD RAY

3303 W PARK RD
HOLLYWOOD, FL 33021

Property Description:

514229000053

Legal Description:

29-51-42 S 50 OF N 425 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 5,PEMBROKE PARK
INDUSTRIAL CENTER (UNREC)

AKA:

2617 S PARK RD, PEMBROKE PARK, FL
33009 #2625

Case #:

6951

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 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
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.	32
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	32

VIOLATIONS/CORRECTIVE ACTIONS

- 1)The exterior wall in the back of the building f has discoloration on it/CORRECTIVE ACTION-Remove all discoloration from the exterior wall
- 2)The parking lot in the back of the building is in disrepair/CORRECTIVE ACTIONS- Obtain plans and inspections for a permit (954 966 4600 EXT 182) When a permit is obtained Repair/Re-seal the parking lot
- 3)The parking lot in the back of the building needs to be re-stripped/CORRECTIVE ACTIONS-Obtain plans and inspections for a zoning permit. When a permit is obtained re-stripe the parking lot

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/5/2022

TOWN OF PEMBROKE PARK

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

Nov-6951

2617 S Park RD
Pembroke Park
FL 33009 (#2625)

Hasler

FIRST-CLASS MAIL

04/15/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

Nov-6951

Hasler

FIRST-CLASS MAIL

04/15/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

FRAKES, DONALD RAY

3303 W PARK RD
HOLLYWOOD, FL 33021

Case #:

6951



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: FRANKS, DONALD RAY
3303 W PARK RD
HOLLYWOOD, FL 33021

Case #: 6951

Date: 04/14/2022

Property Owner: FRANKS, DONALD RAY
3303 W PARK RD
HOLLYWOOD, FL 33021

Property Description: 514229000053

Certified Mail #:

Legal Description: 29-51-42 S 50 OF N 425 OF W 181 OF W 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4 LESS W 25 FOR R/W, DESC IN OR 3589/195 AKA: LOT 5, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA: 2617 S PARK RD, PEMBROKE PARK, FL 33009 #2625

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 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
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.	32
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	32
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)	32

Notes/Mean of Correction:

VIOLATIONS/CORRECTIVE ACTIONS

1)The exterior wall in the back of the building f has discoloration on it/CORRECTIVE ACTION-Remove all discoloration from the exterior wall

2)The parking lot in the back of the building is in disrepair/CORRECTIVE ACTIONS- Obtain plans and inspections for a permit (954 966 4600 EXT 182) When a permit is obtained Repair/Re-seal the parking lot

3)The parking lot in the back of the building needs to be re-striped/CORRECTIVE ACTIONS-Obtain plans and inspections for a zoning permit. When a permit is obtained re-stripe the parking lot

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



Site Address	2617-2625 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0053
Property Owner	FRAKES, DONALD RAY	Millage	0613
Mailing Address	3303 W PARK RD HOLLYWOOD FL 33021	Use	48-01
Abbr Legal Description	29-51-42 S 50 OF N 425 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 5,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	\$489,360	\$543,960	\$543,960	
2021	\$54,600	\$445,940	\$500,540	\$500,540	\$10,763.91
2020	\$54,600	\$470,360	\$524,960	\$505,870	\$11,041.77
2022* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$543,960	\$543,960	\$543,960	\$543,960	
Portability	0	0	0	0	
Assessed/SOH	\$543,960	\$543,960	\$543,960	\$543,960	
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	\$543,960	\$543,960	\$543,960	\$543,960	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
5/6/2013	WD-Q	\$450,000	111519636	\$7.00	7,800
9/28/2004	SWD	\$359,000	38285 / 361		
10/1/1987	WD*	\$1,850,000	14853 / 92		
				Adj. Bldg. S.F. (Card, Sketch) 5000	
				Eff./Act. Year Built: 1970/1969	
* Denotes Multi-Parcel Sale (See Deed)					

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



Case Overview

Property/Incident Information

Owner	Address	Site Address
Paul Hubert Lasrado, Martha Carjaval	2304 CHARLES RD PEMBROKE PARK, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2304 CHARLES RD, PEMBROKE PARK, FL 33009

Folio

514220030020

Legal Description

HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

Case Status	Open	Case #	6996	Date Next Inspection	5/15/2024
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Notes

1. Installed two additions without a permit. Obtain plans, permit and inspections.
 2. Installed a wooden deck without a permit. Obtain plans, permit and inspections.
 3. Installed slab without a permit. Obtain plans, permit and inspections.
 4. Exterior maintenance required. Pressure wash and paint mobile home.
- Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permits.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/28/2022		Notice of Violation	Regular Mail
7/22/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/18/2022	8/17/2022	Final Order	Certified Mail
4/25/2024		Affidavit of Non-Compliance	Certified Mail
4/26/2024	5/15/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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: 5/15/2024
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: 5/15/2024

Case Overview

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

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$28,800.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$28,900.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$28,900.00

Town of Pembroke Park

INVOICE

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



DATE: May 14, 2024
INVOICE # 435
FOR:

Case #6996
PAUL HUBERT LASRADO
2304 CHARLES RD,
PEMBROKE PARK, FL 33009

Bill To:
PAUL HUBERT LASRADO
2304 CHARLES RD,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)@; 5-105 and 5-17.		
	Amended Final Order 08/17/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
577	Day(s) of Per Diem from (10/16/2022 -05/15/2024	\$ 50.00	\$ 28,850.00
Balance			\$ 28,950.00

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.)
MARTHA CARJAVAL) CASE NO 6996
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MARTHA CARJAVAL

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2304 CHARLES RD, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: MARTHA CARJAVAL AT 10:23 A.M. ON THE 29 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Apr 29, 2024 at 10:24:02 AM

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

Petitioner,
vs.
MARTHA CARJAVAL
2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2304 CHARLES RD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To: Case #: Date:
MARTHA CARJAVAL 6996 04/26/2024
2304 CHARLES RD
PEMBROKE PARK, FL 33009

Property Owner: Property Description: Certified Mail #:
MARTHA CARJAVAL 514220030020
2304 CHARLES RD
PEMBROKE PARK, FL 33009

Legal Description: AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & 2430 CHARLES RD, PEMBROKE PARK, FL
BLK 3 33009 #2304 CHARLES 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 **15th day of May, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

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

1 of 1

STATE OF FLORIDA

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

T# 934386284

B# 2035822

Identification Number NYM2SK16556	Year 1967	Make NASH	Body HS	WT-L-BHP 56'	Vessel Regis. No.	Title Number 7284053
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Registered Owner:

PAUL HUBERT LASRADO
13725 NW 11TH ST
PEMBROKE PINES, FL 33028

Date of Issue 11/15/2016

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

IMPORTANT INFORMATION

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

Mail To:

PAUL HUBERT LASRADO
13725 NW 11TH ST
PEMBROKE PINES, FL 33028

CERTIFICATE OF TITLE

Identification Number NYM2SK16556	Year 1967	Make NASH	Body HS	WT-L-BHP 56'	Vessel Regis. No.	Title Number 7284053
Primary Brand UNK	Secondary Brand	No. of Brands	Use PRIVATE	Prev. Issue Date 08/09/2004	Date of Issue 11/15/2016	

Registered Owner

PAUL HUBERT LASRADO
13725 NW 11TH ST
PEMBROKE PINES, FL 33028

DUPLICATE

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 125915442
10 /4 125915442

Terry L. Rhodes
Executive Director

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

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

Seller Must Enter Purchaser's Name:

Address:

Seller Must Enter Selling Price:

Seller Must Enter Date Sold:

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads _____ (see tenor) miles, date sold _____ and I hereby certify that to the best of my knowledge the odometer reading ☐ 1. reflects ACTUAL MILEAGE ☐ 2. IS IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3. IS NOT THE ACTUAL MILEAGE.

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

SELLER Must

CO-SELLER Must

Sign Here:

Sign Here:

Print Here:

Print Here:

Selling Dealer's License Number:

Tax No.:

Tax Collected:

Auction Name:

License Number:

PURCHASER Must

CO-PURCHASER Must

Sign Here:

Sign Here:

Print Here:

Print Here:

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

VOID IF ALTERED

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: COBBLESTONE II BMB LLC HCF #6996, #7071 2430 CHARLES RD, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 0673 4013 16		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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	

9589 0710 5270 0673 4013 16

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

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

OFFICIAL USE

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

Postage \$
Total Postage and Fees \$ **9.57**

Sent To **COBBLESTONE II BMB LLC**
HCF #6996, #7071
Street and Apt. No. **2430 CHARLES RD,**
City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

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

9589 0710 5270 0673 4013 09

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

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

OFFICIAL USE

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

Postage \$
Total Postage and Fees \$ **9.57**

Sent To **COBBLESTONE II BMB LLC**
HCF #6996, #7071
Street and Apt. No. **17W220 22 ST #220**
City, State, ZIP+4® **OAKBROOK TERRACE IL 60181**

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

9589 0710 5270 0673 4012 93

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

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

OFFICIAL USE

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

Postage \$
Total Postage and Fees \$ **8.69**

Sent To **C T CORPORATION SYSTEM**
HCF #6996
Street and Apt. No. **1200 SOUTH PINE ISLAND ROAD**
City, State, ZIP+4® **PLANTATION, FL 33324**

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

9589 0710 5270 0673 4012 62

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

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

OFFICIAL USE

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

Postage \$
Total Postage and Fees \$ **8.69**

Sent To **MARTHA CARJAVAL**
HCF #6996
Street and Apt. No. **2304 CHARLES RD,**
City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MARTHA CARJAVAL

2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2304 CHARLES RD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
MARTHA CARJAVAL	6996	04/26/2024
2304 CHARLES RD PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
MARTHA CARJAVAL	514220030020	
2304 CHARLES RD PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2304 CHARLES 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 **15th day of May, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

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



Site Address	2430 CHARLES ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0020
Property Owner	COBBLESTONE II BMB LLC	Millage	0613
Mailing Address	17W220 22 ST #220 OAKBROOK TERRACE IL 60181	Use	28-03
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3 AND HOLLYDALE 6-37 B LOT 16 BLK 2 TOG WITH 5 FT STRIP LYING W OF W/BNDRY O SAID LOT 16 BETWEEN WLY EXT OF N & S BOUNDARIES OF SAID LOT 16		

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$2,314,720		\$2,314,720	\$2,314,720	
2023	\$2,105,620		\$2,105,620	\$2,105,620	\$45,454.44
2022	\$1,896,520		\$1,896,520	\$1,896,520	\$40,055.26

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,314,720	\$2,314,720	\$2,314,720	\$2,314,720
Portability	0	0	0	0
Assessed/SOH	\$2,314,720	\$2,314,720	\$2,314,720	\$2,314,720
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	\$2,314,720	\$2,314,720	\$2,314,720	\$2,314,720

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/25/2022	SWD-T		118363117	\$11.00	209,102	SF
6/7/2019	SWD-Q	\$2,117,400	115886505	\$0.10	146,000	SF
3/29/2001	WD*	\$1,250,000	31454 / 173			
8/2/2000	QC*	\$38,500	30739 / 771			
3/25/1991	QCD	\$100	18278 / 742			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
43								



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

AFFIDAVIT OF NON-COMPLIANCE

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

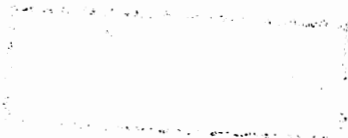
Case #:
6996

Petitioner,
vs.

MARTHA CARJAVAL
2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2304 CHARLES RD,
PEMBROKE PARK, FL 33009
Respondent(s)

On 4/25/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: MARTHA CARJAVAL
Address: 2304 CHARLES RD PEMBROKE PARK, FL 33009
Folio: 514220030020
Site Address: 2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2304
CHARLES RD, PEMBROKE PARK, FL 33009
Legal Description: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3



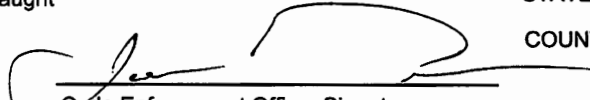
Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective 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: 5/15/2024
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: 5/15/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/15/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/15/2024

Notes/Mean of Correction:

1. Installed two additions without a permit. Added two additions to mobile home - No permit has been obtained.
2. Installed a wooden deck without a permit. Modification and installation of the wooden deck - No permit has been obtained.
3. Installed slab without a permit. Installation of slab - No permit has been obtained.
4. Exterior maintenance required. The exterior has been pressure washed and painted. Corrected.

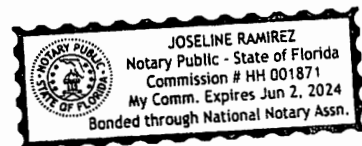
Further, Affiant sayeth naught

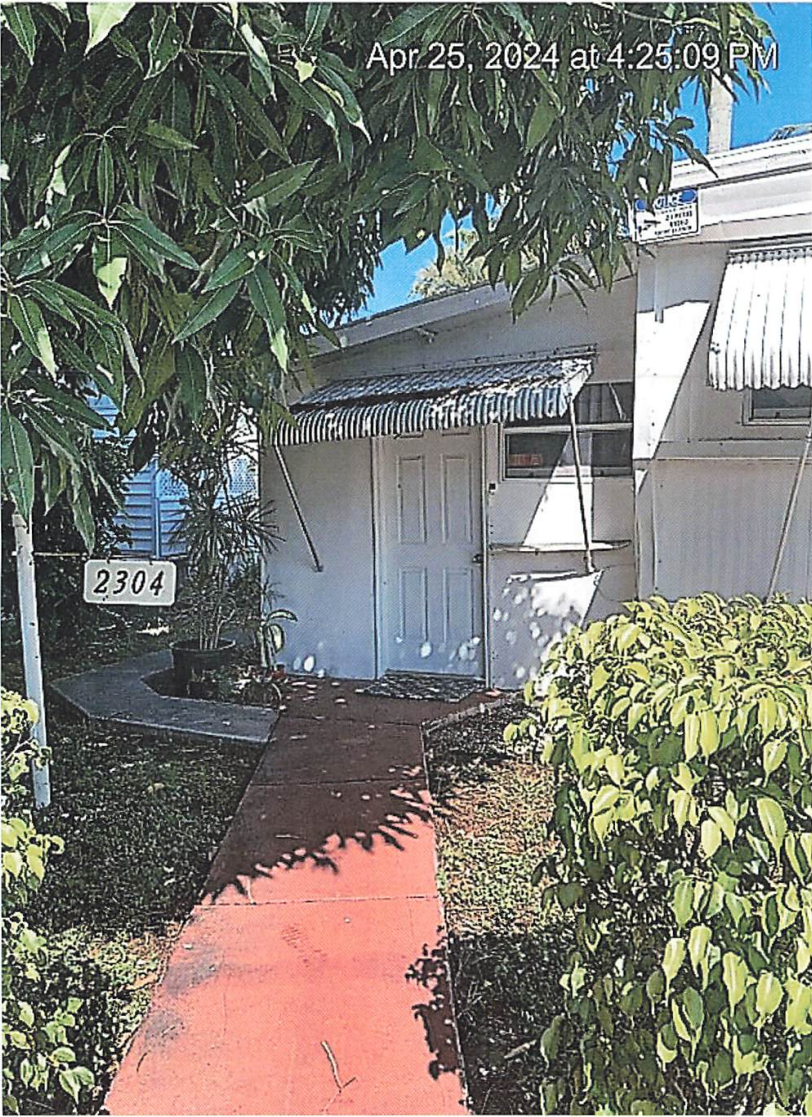
STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

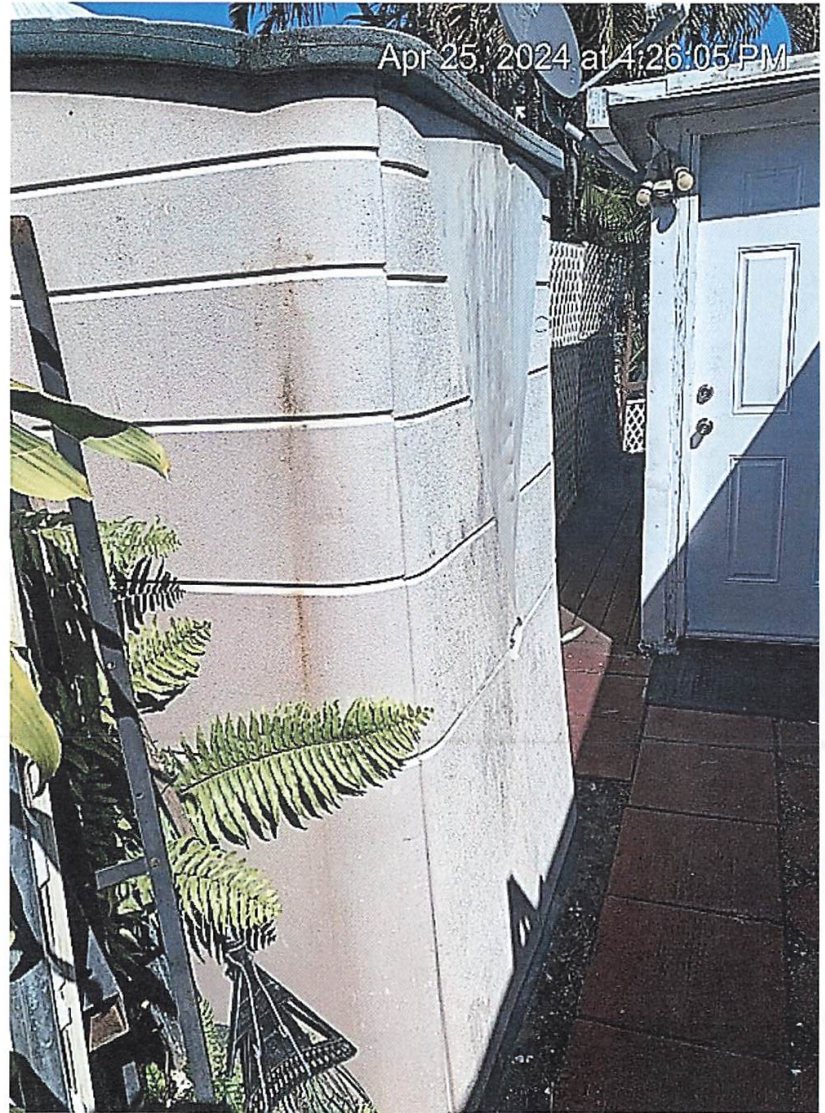
I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/25/2024


NOTARY PUBLIC, STATE OF FLORIDA







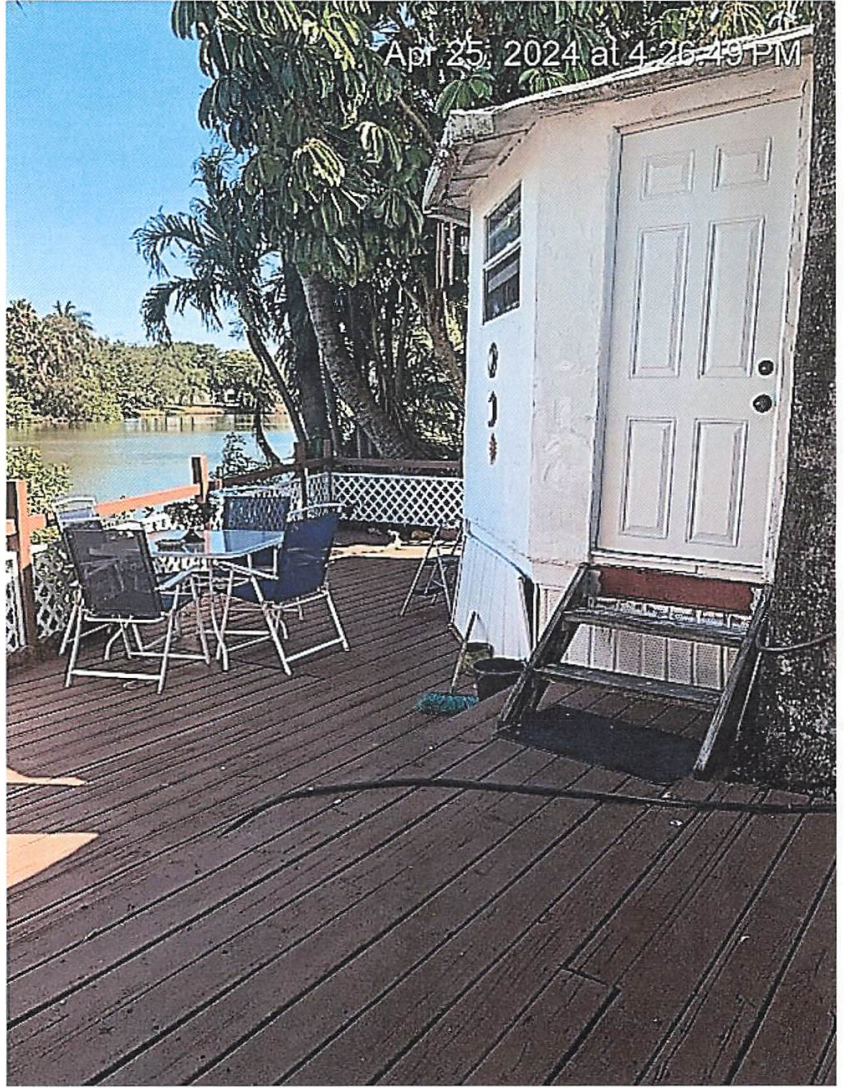


Apr 25, 2024 at 4:26:16 PM



Apr 25, 2024 at 4:26:23 PM

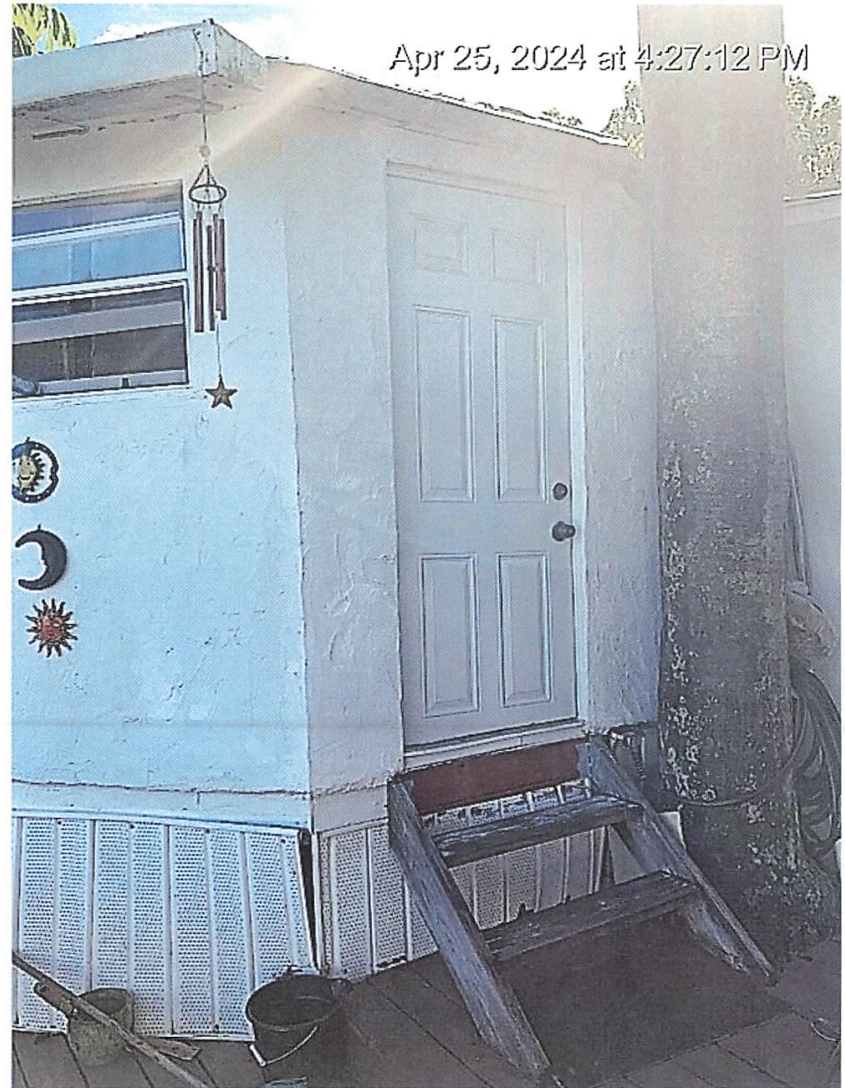


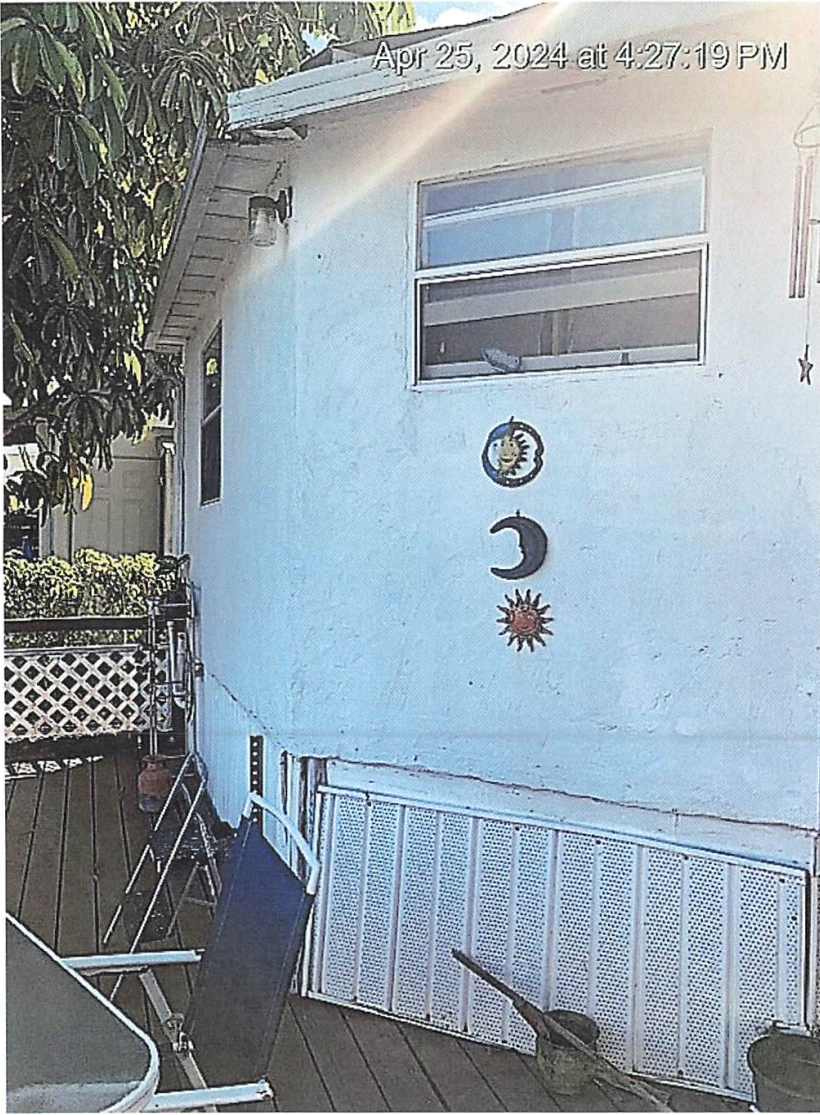


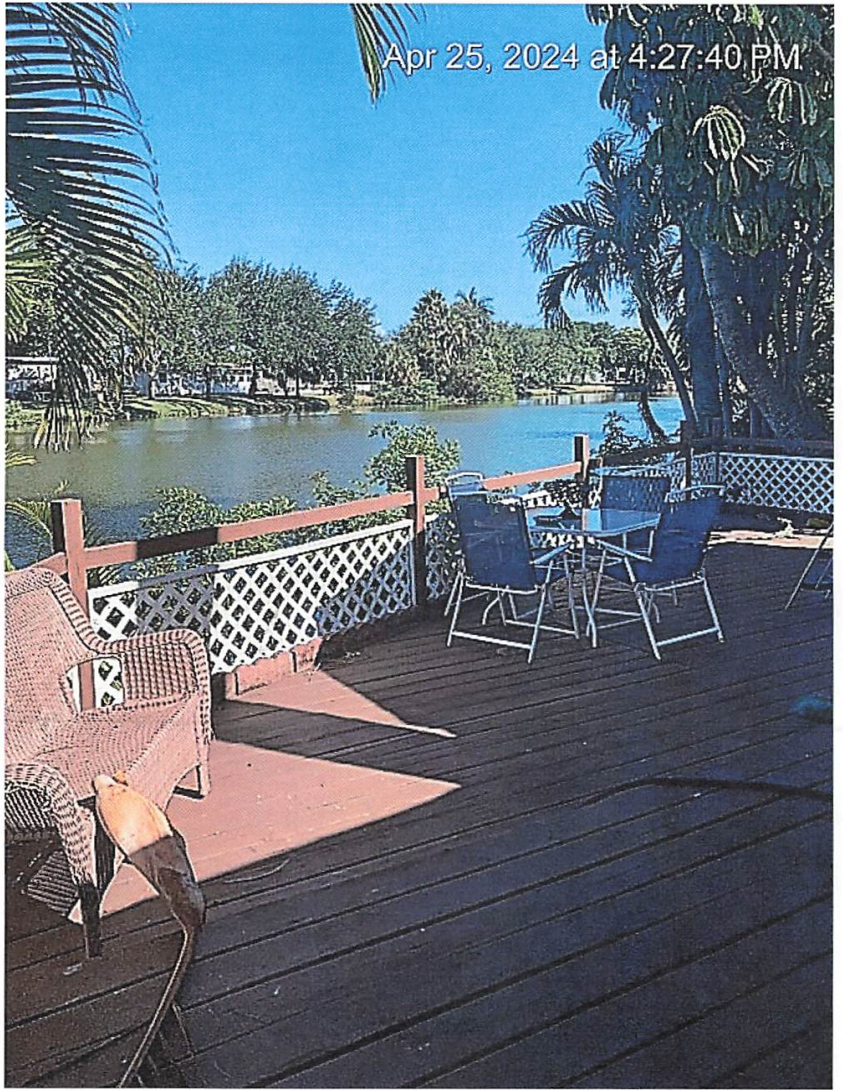
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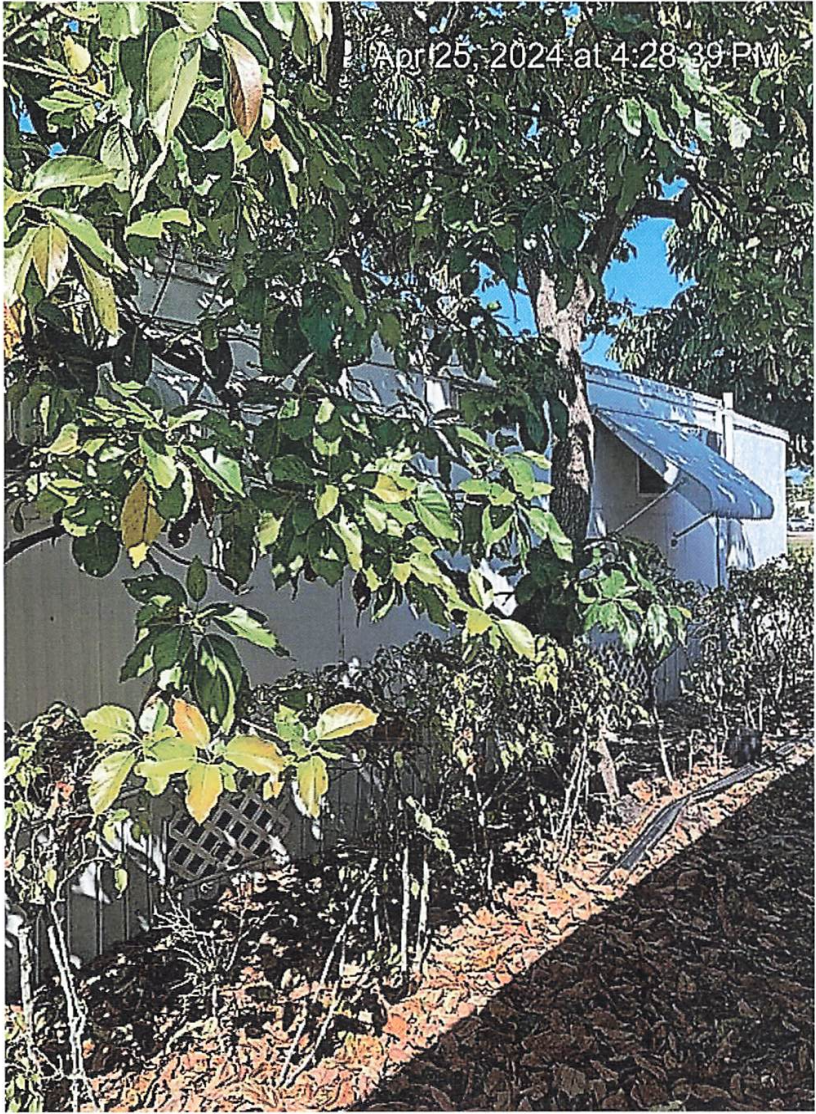
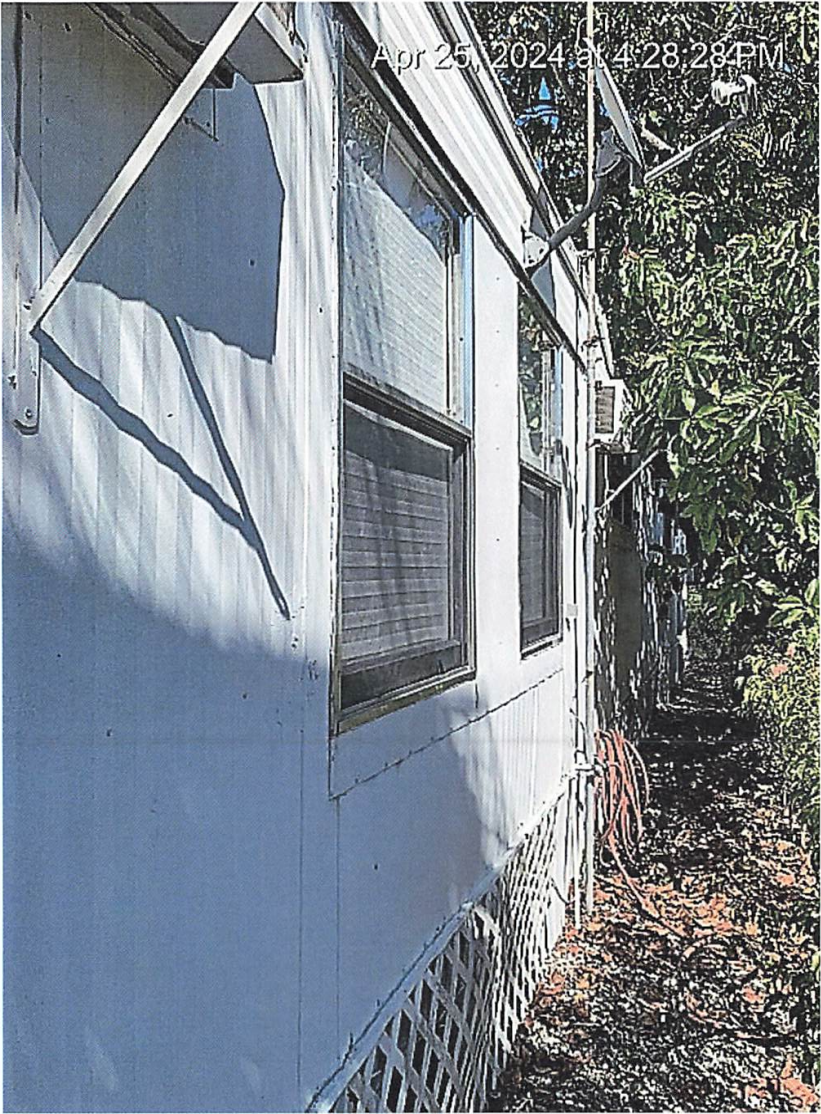


Apr 25, 2024 at 4:27:12 PM

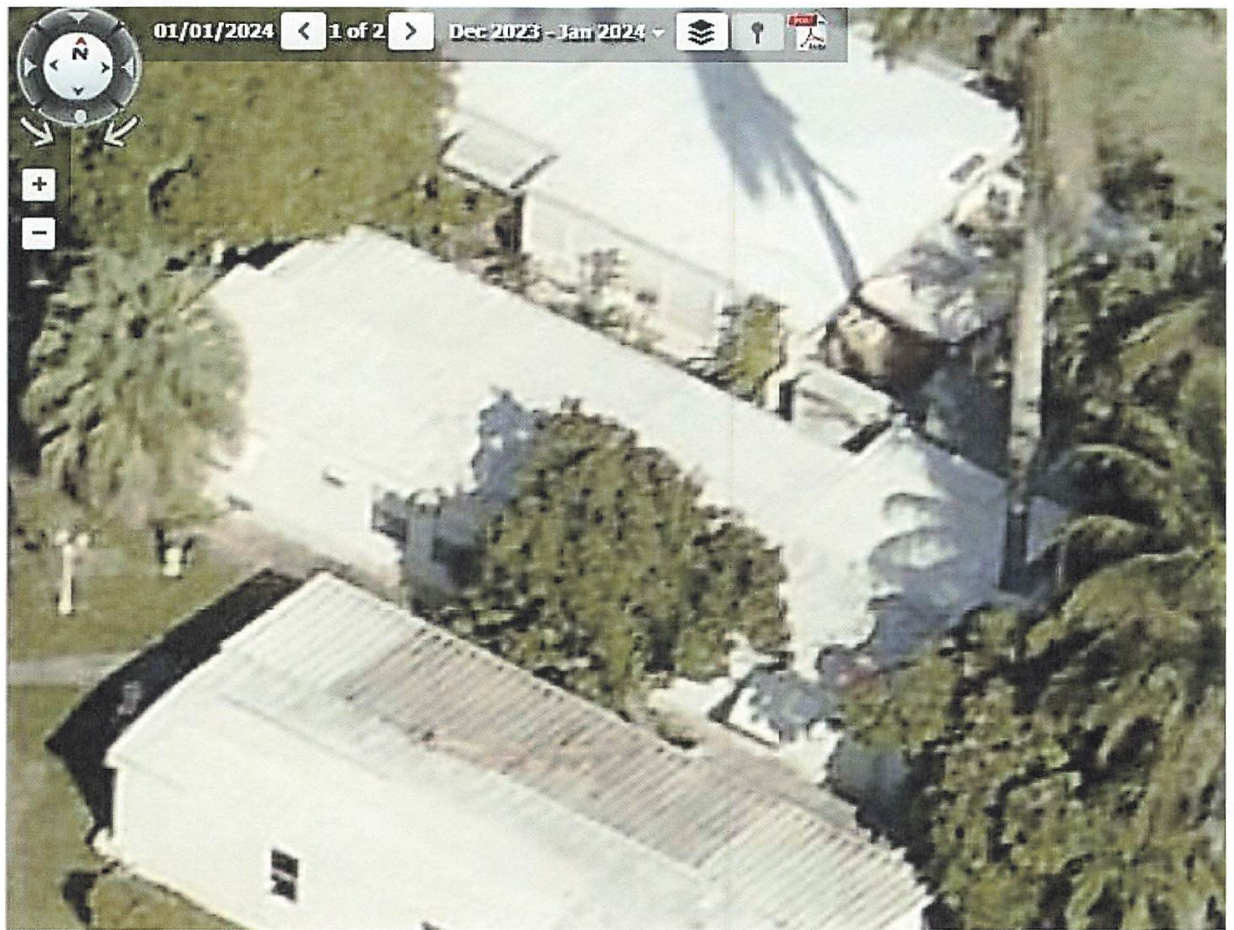


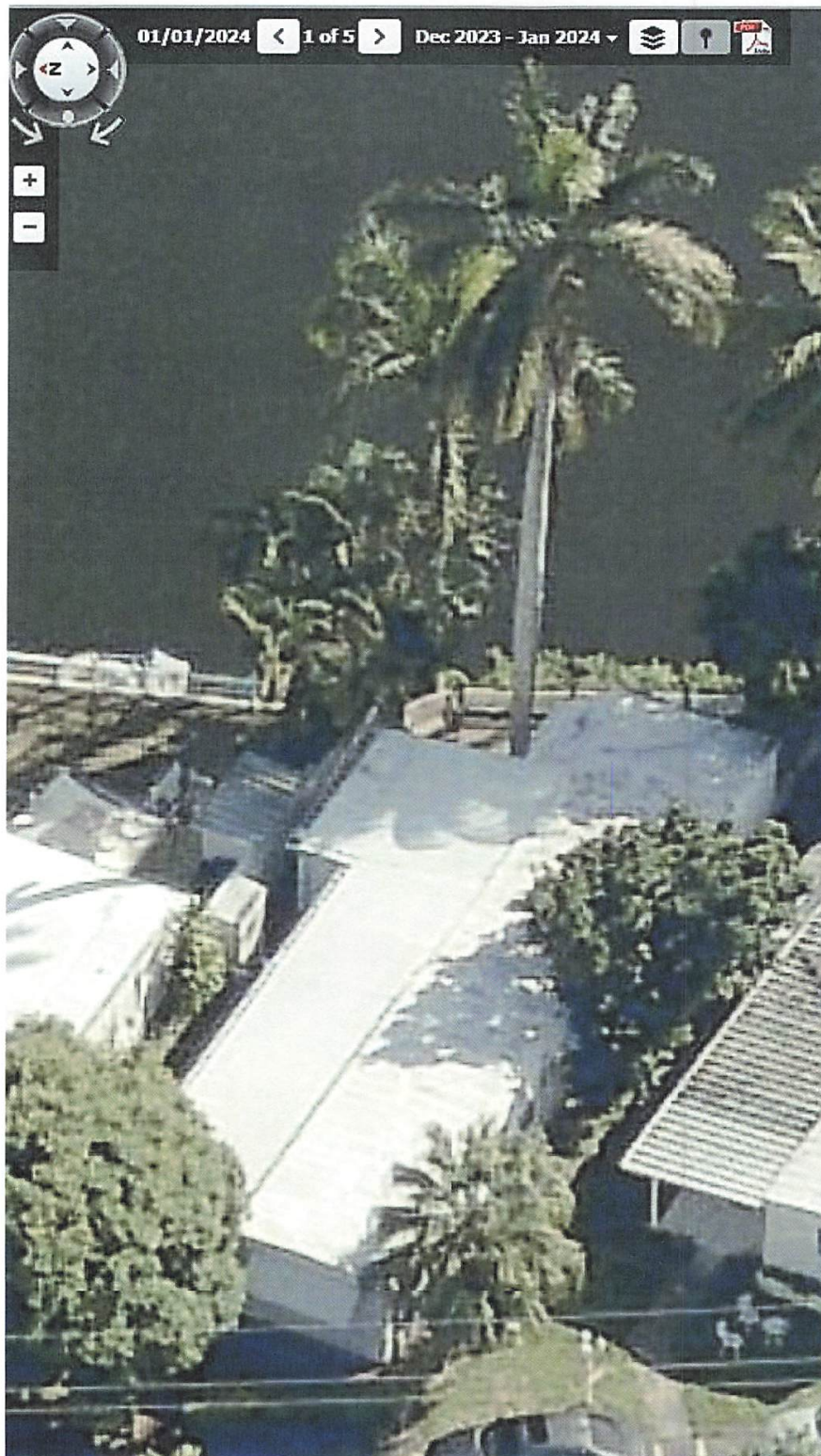










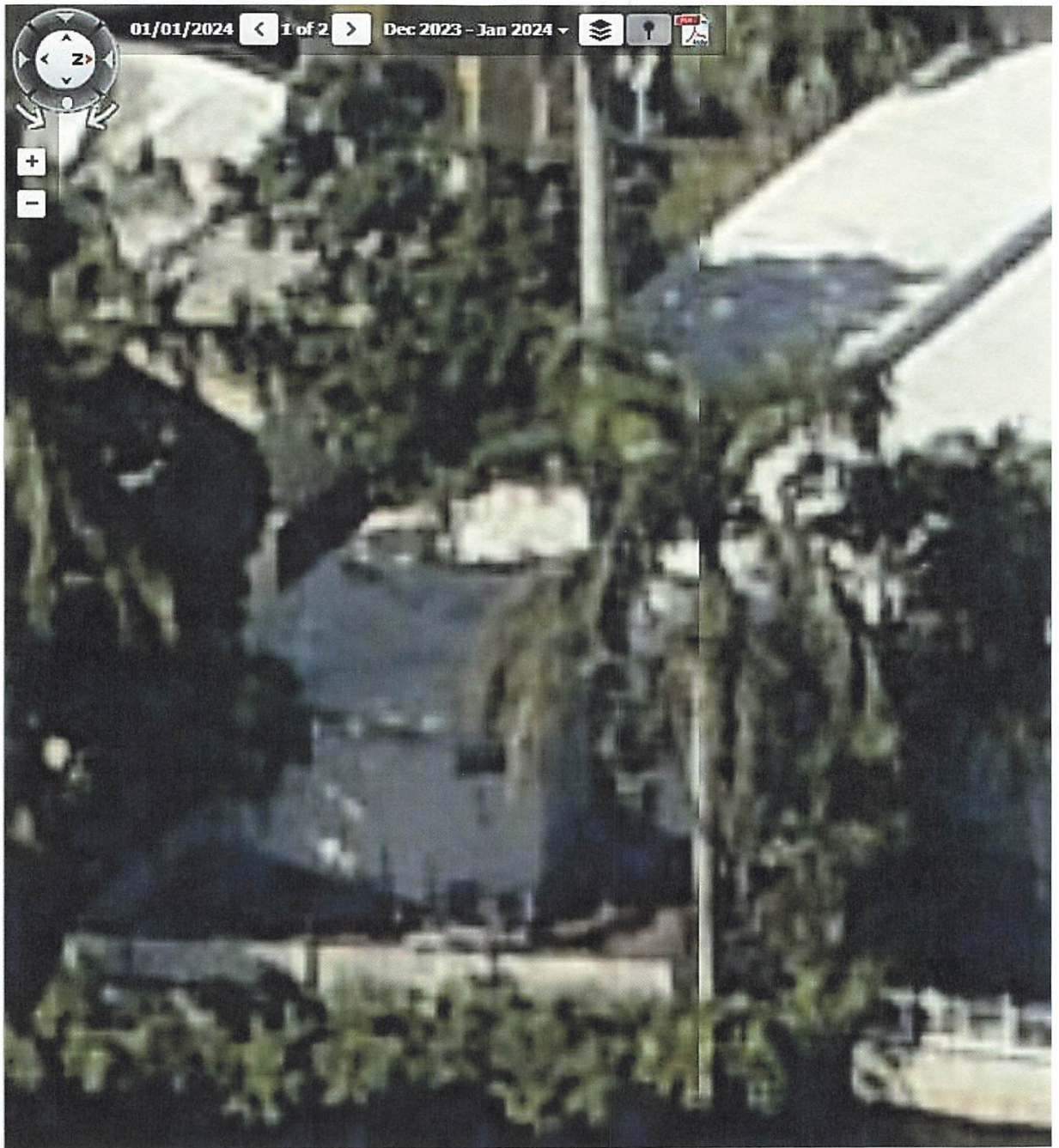


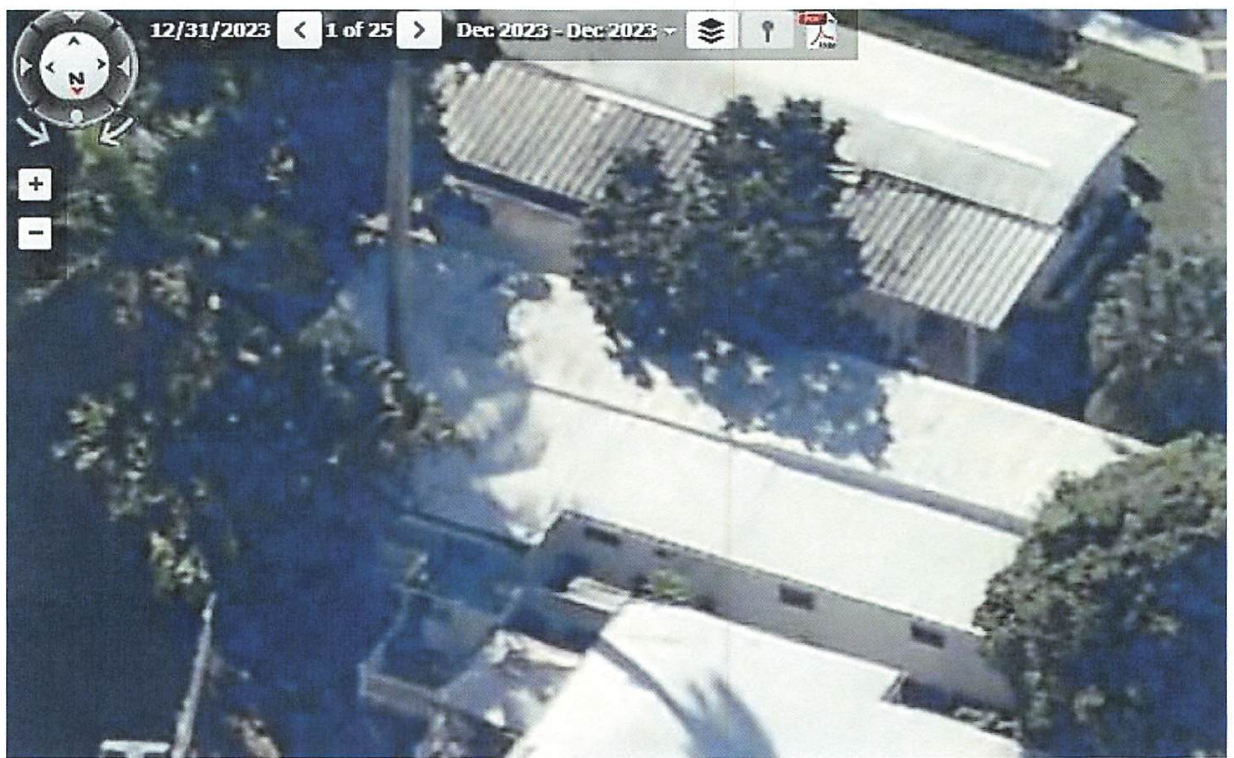
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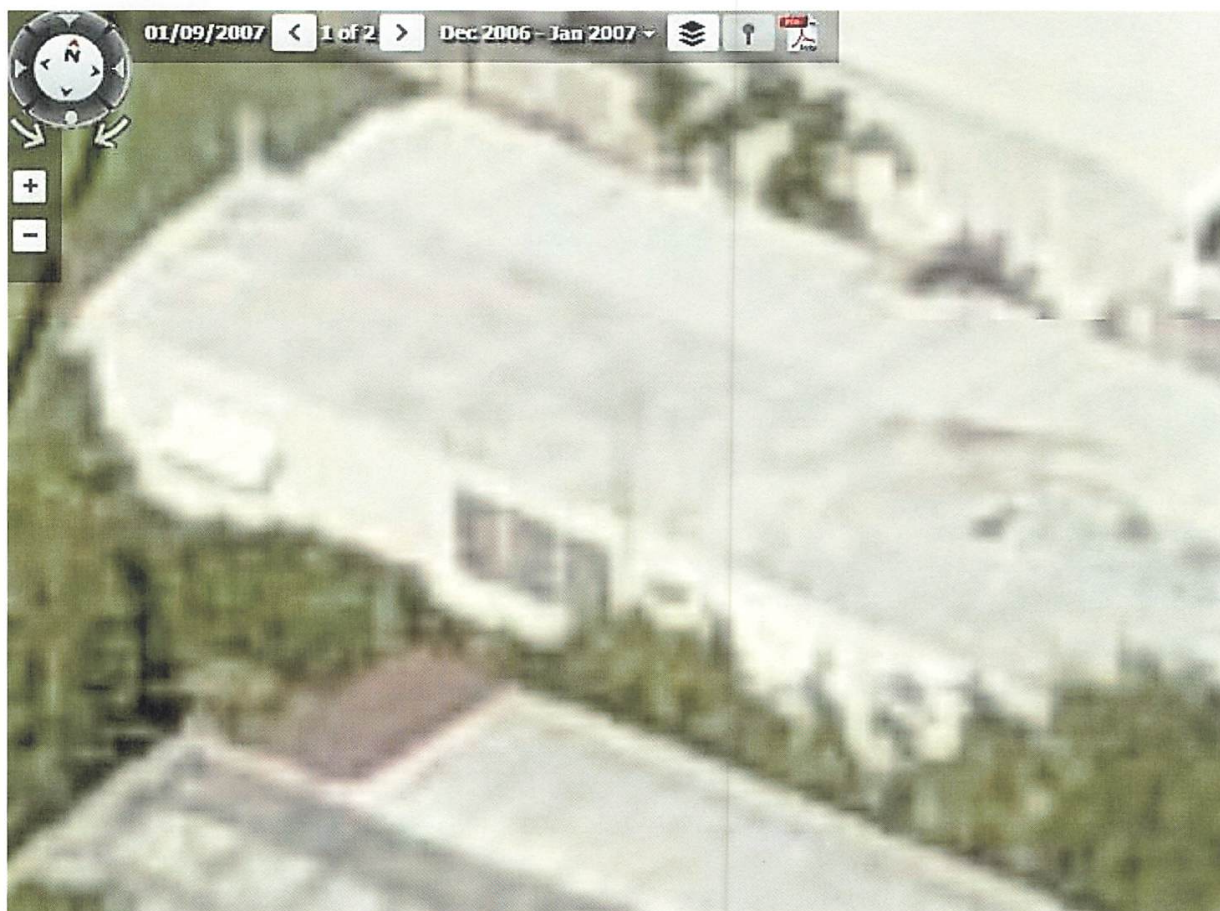
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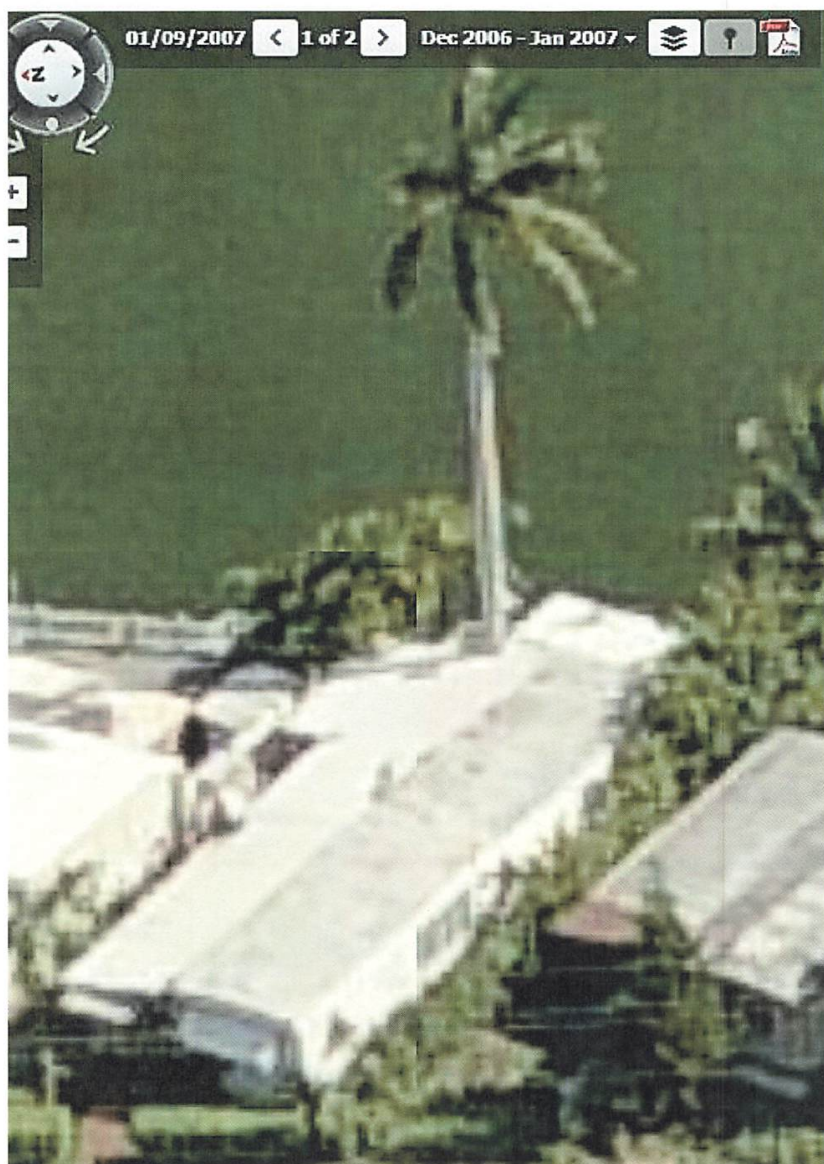
Dec 2023 - Jan 2024

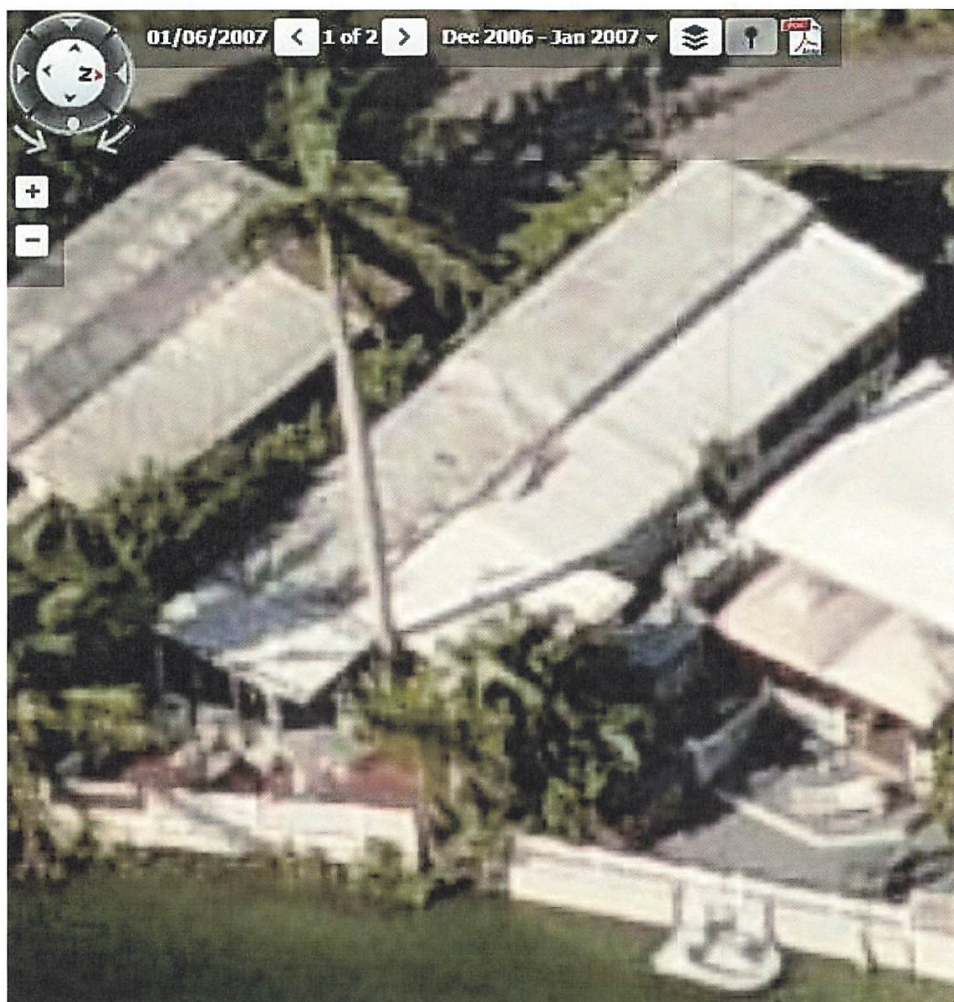




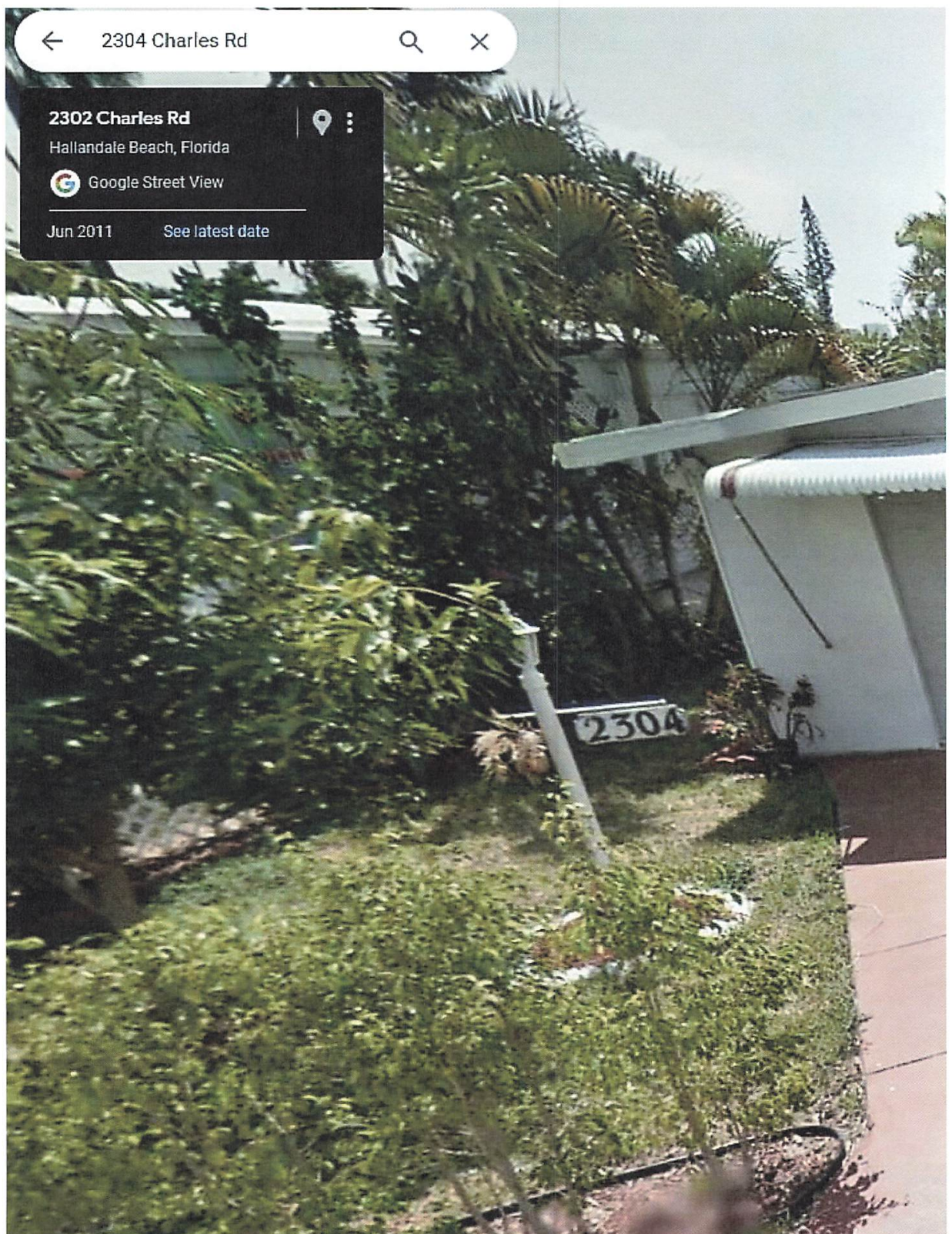


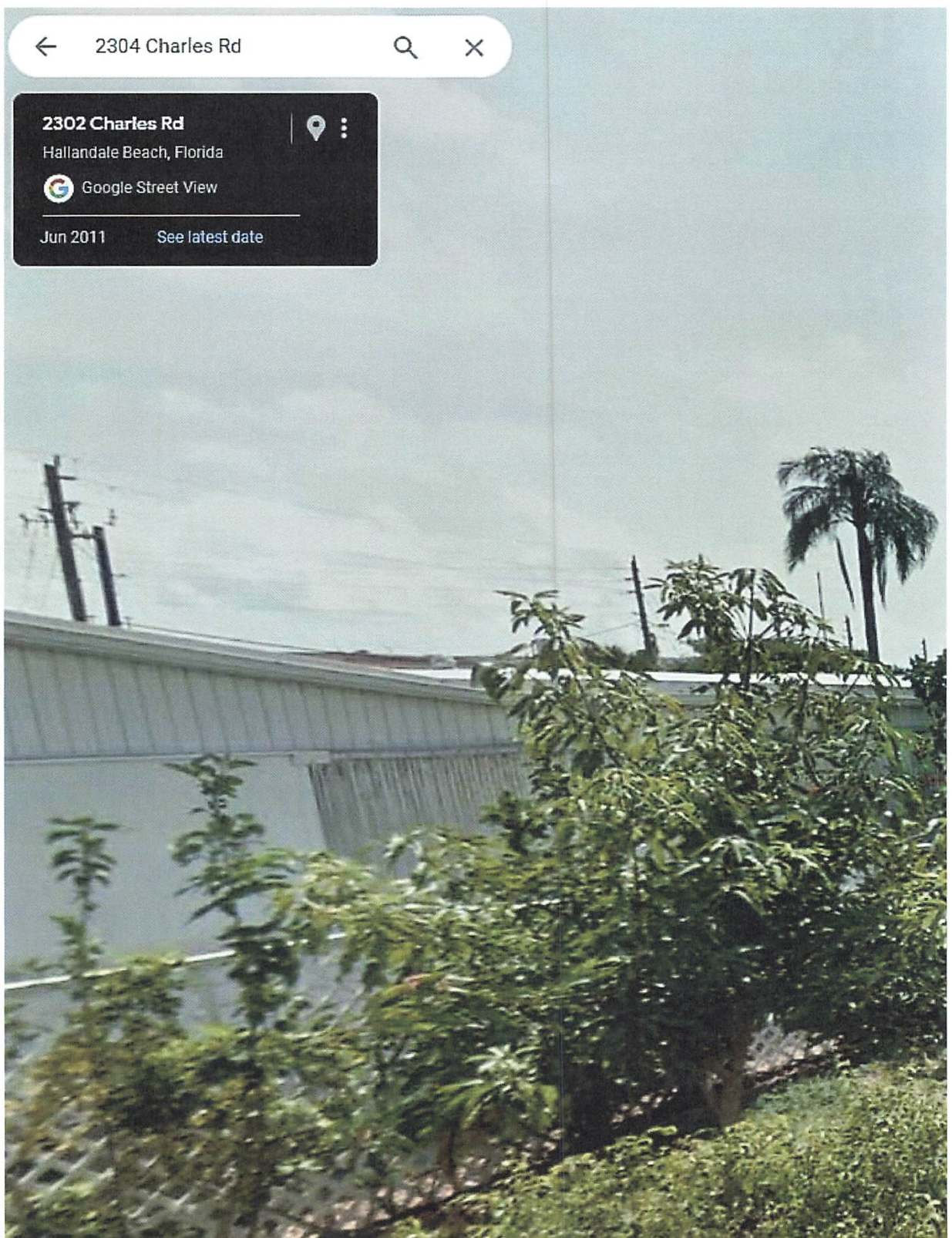












TOWN OF PEMBROKE PARK

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



WEST PALM BEACH FL 334

18 AUG 2022 PM 4 L

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Hasler

08/18/2022

US POSTAGE \$007.82⁹



ZIP 33023
011D10656696

BAM MHC LLC
(FO-6996)
302 KNIGHTS RUN AVE #1108
TAMPA FL 33602

NIXIE

339 DE 1

0008/29/22

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33023541350

*0575-04353-18-40

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:

BAM MHC LLC
 (FO-6996)
 302 KNIGHTS RUN AVE #1108
 TAMPA FL 33602



9590 9402 6921 1104 8190 11

2. Article Number (Transfer from service label)

7020 0640 0000 5918 5128

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

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

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

OFFICIAL USE

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

Postage \$
 Total \$

JOE ROAD STATION
 6400 W BOYNTON BEACH BLVD
 AUG 18 2022
 BOYNTON BEACH FL
 33437-USPS

Sent To: MARTHA CARJAVAL
 FO-6996)
 2304 CHARLES RD,
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®

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

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

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

OFFICIAL USE

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

Postage \$
 Total \$

JOE ROAD STATION
 6400 W BOYNTON BEACH BLVD
 AUG 18 2022
 BOYNTON BEACH FL
 33437-USPS

Sent To: 3AM MHC LLC
 FO-6996)
 302 KNIGHTS RUN AVE #1108
 TAMPA FL 33602

City, State, ZIP+4®

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

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 \$

JOE ROAD STATION
 6400 W BOYNTON BEACH BLVD
 AUG 18 2022
 BOYNTON BEACH FL
 33437-USPS

Sent To: NRAI SERVICES, INC.
 FO-6996)
 1200 SOUTH PINE ISLAND ROAD
 PLANTATION, FL 33324

City, State, ZIP+4®

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MARTHA CARJAVAL
 (FO-6996)
 2304 CHARLES RD,
 PEMBROKE PARK, FL 33009

2. Article Number (Transfer from service label)
 7020 0640 0000 5918 5111

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X ☐ Agent
☐ Addressee

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

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

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

Insured Mail (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

NRAI SERVICES, INC.
(NOH-6996)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324



9590 9402 6921 1104 8182 50

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7299

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

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RECEIVED

☐ Agent
☐ Addressee

B. Received by (Printed Name)

JUL 7 6 22

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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| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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1. Article Addressed to:

NRAI SERVICES, INC.
(FO-6996)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324



9590 9402 6921 1104 8190 04

2. Article Number (Transfer from service label)

7020 0640 0000 5918 5135

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

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AUG 2:2 2022

☐ Agent
☐ Addressee

B. Received by (Printed Name)

CT CORPORATION

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® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6996
Petitioner,)
)
vs.)
)
BAM MHC LLC/MARTHA CARJAVAL)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 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: 2304 CHARLES RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: BAM MHC LLC/MARTHA CARJAVAL

FOLIO NO.: 514220030020

LEGAL DESCRIPTION: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

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), 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.

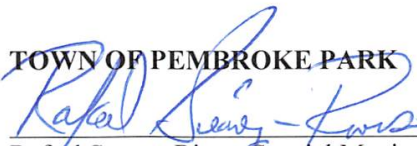
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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c), 5-105 and 5-17 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 17th day of August 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 17th day of August 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

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 18 day of August, 2022.


Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
BAM MHC LLC/MARTHA CARJAVAL	302 KNIGHTS RUN AVE #1108 TAMPA, FL 33602	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2304 CHARLES RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6996	Date Next Inspection	8/17/2022
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed two additions without a permit. Obtain plans, permit and inspections.
2. Installed a wooden deck without a permit. Obtain plans, permit and inspections.
3. Installed slab without a permit. Obtain plans, permit and inspections.
4. Exterior maintenance required. Pressure wash and paint mobile home.

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/28/2022		Notice of Violation	Regular Mail
7/22/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior 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: 8/17/2022
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: 8/17/2022
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: 8/17/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MARTHA CARJAVAL)

CASE NO. 6996

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2304 CHARLES RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2304 CHARLES RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: MARTHA CARJAVAL AT 1:38 P.M. ON THE 22 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

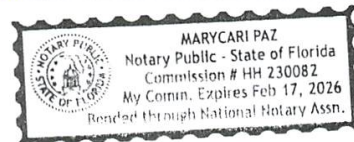
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of August 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/22/2022

Sent To:

BAM MHC LLC/MARTHA
CARJAVAL

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Case #:

6996

Property Owner:

BAM MHC LLC/MARTHA
CARJAVAL

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Certified Mail #:

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 &
BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK,
FL 33009 #2304 CHARLES RD,
PEMBROKE PARK, FL 33009

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 5-103 (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(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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

1. Installed two additions without a permit. Obtain plans, permit and inspections.
 2. Installed a wooden deck without a permit. Obtain plans, permit and inspections.
 3. Installed slab without a permit. Obtain plans, permit and inspections.
 4. Exterior maintenance required. Pressure wash and paint mobile home.
- Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permits.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code 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 August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer



7/22/2022

7021 1970 0000 4565 7275

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only
For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

MARATHA CARJAVAL

(NOH-6996)

Street and Apt. No.

2304 CHARLES RD, PEMBROKE PARK, FL

City, State, ZIP+4

33009

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

7021 1970 0000 4565 7282

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only
For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

BAM MHC LLC

(NOH-6996)

Street and Apt. No.

302 KNIGHTS RUN AVE #1108

City, State, ZIP+4

TAMPA FL 33602

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

7021 1970 0000 4565 7299

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only
For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

NRAI SERVICES, INC.

(NOH-6996)

Street and Apt. No.

1200 SOUTH PINE ISLAND ROAD

City, State, ZIP+4

PLANTATION, FL 33324

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature	☒ Agent ☐ Addressee
B. Received by (Printed Name)	C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	

3. Service Type	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Insured Mail (over \$500)
-----------------	---

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MARATHA CARJAVAL

(NOH-6996)

2304 CHARLES RD, PEMBROKE PARK, FL
33009

9590 9402 6921 1104 8177 27

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7275

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

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL



7021 1970 0000 4565 7282

Hasler

07/22/2022

US POSTAGE \$007.82⁰



ZIP 33023
011D10656696

BAM MHC LLC
(NOH-6996)
302 KNIGHTS RUN AVE #1108
TAMPA FL 33602

NIXIE

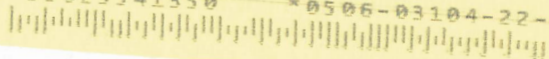
339 DE 1

0007/30/22

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*0506-03104-22-45



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:

BAM MHC LLC
(NOH-6996)
302 KNIGHTS RUN AVE #1108
TAMPA FL 33602



9590 9402 6921 1104 8177 34

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7282

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt





Town of Pembroke Park Notice of Violation Notice

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

Name _____

Date 4/28/22

Site Address 2304 Charles RD

Case # _____

Sub/Park _____

Permit # _____

☐ *STOP ALL WORK

☐ Approved Plan Not Being Followed

☒ No Building Permit

☐ Permit Not on Job

☐ Violation of Florida Building Code # _____

☐ Approved plan not on Job

☐ Violation of Town Ordinance # 5-105, 5-17

☐ Re-Inspection Fee

☐ NFPA # _____

☐ Repeat Violation (Double fine)

Violation(s)

Two Addition, Slab, Wooden Deck, All built without a Permit
All around Exterior maintenance required

Corrective Action(s)

Obtain Plans and inspections for Permits
Pressure Wash / Paint Exterior

☒ 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. 211/227 182

☐ Business Tax Receipt Ext. 214

☐ Public Works Ext. 238

Erik Johnson

Code Enforcement Officer

Posted To the Property

Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$1,896,520		\$1,896,520	\$1,896,520	
2021	\$1,896,520		\$1,896,520	\$1,896,520	\$40,783.90
2020	\$1,896,520		\$1,896,520	\$1,896,520	\$40,930.32

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/7/2019	SWD-Q	\$2,117,400	115886505	\$9.00	209,102	SF
3/29/2001	WD*	\$1,250,000	31454 / 173	\$0.10	146,000	SF
8/2/2000	QC*	\$38,500	30739 / 771			
3/25/1991	QCD	\$100	18278 / 742			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Page 349 of 741



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

Detail by Entity Name

Foreign Limited Liability Company
BAM MHC LLC

Filing Information

Document Number M19000004582
FEI/EIN Number N/A
Date Filed 05/07/2019
State DE
Status ACTIVE

Principal Address

233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Changed: 05/17/2021

Mailing Address

233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Changed: 05/17/2021

Registered Agent Name & Address

NRAI SERVICES, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Member

PFC Park Holdings, LLC
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Senior Managing Director, VP

Agarwal, A. J.

345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Bernstein, Ron
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, President

Caplan, Kenneth A.
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Cohen, Frank
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Cutaia, Giovanni
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Hamid, Asim
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Harper, Robert
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Henritze, Tyler
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Kim, Brian
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, President

McCarthy, Kathleen
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Meghji, Nadeem
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Stein, William J.
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

LePatner, Wesley
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Lascher, Michael
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Levine, David
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Quinlan, Paul
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Trebilco, Scott
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Werner, Jacob
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Wiebolt, Michael
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Anthony, Michael
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Armer, Doug
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Bartley, Glen
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Bateman, Phil
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Beovich, Anthony
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Carson, Joshua
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Drasites, Andrea
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Forman, Mike

345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Graham, Chris
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Hudspeth, Mark
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Ingle, Ryan
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Jack, Tom
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Kaufman, Brian
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Kolodziej, Paul
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Leslie, Adam
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Lin, Brian
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Madhany, Qahir
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Marone, Anthony F., Jr.
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

McIntee, Brendan
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Nevins, Marshall
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

O'Neill, David
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

O'Neill, T. Max
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Pianko, Melissa
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Prete, John
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Reyes, Richard
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Rocco, Joseph
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Sprogis, Karen
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Volchyok, Leon
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Wu, Eric
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Zackowitz, David
345 Park Avenue
New York, NY 10154

Title Chief Accounting Officer

Grimaldi, Nicole
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Vice President – Accounting

Beringer, Michael
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Senior Director – Treasury

Lenihan, Marc
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Vice President – Tax

Klank, Marikay
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Valane, Joseph
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Wang, Annie
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Shah, Nissan
Two Liberty Place
50 S. 16th Street
Suite 3325
Philadelphia, PA 19102

Title Assistant Secretary

Israel, Ivy
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Robelly, Leslie
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Leaner, Eric
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Stanford, Lakecia
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Cephus, Deondra
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Stokes, Anna
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Sands, Danielle
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Annual Reports

Report Year	Filed Date
2021	05/17/2021
2022	03/28/2022
2022	03/30/2022

Document Images

03/30/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/28/2022 -- ANNUAL REPORT	View image in PDF format
05/17/2021 -- ANNUAL REPORT	View image in PDF format
05/01/2020 -- ANNUAL REPORT	View image in PDF format
05/07/2019 -- Foreign Limited	View image in PDF format













Notice of Violation Notice
3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-866-4600

Name: _____ Date: 04/28/22
Site Address: 2544 Charter RD Case #: _____
Sub-Parcel: _____

Permit #: _____

☐ **STOP ALL WORK**

☐ No Building Permit
☐ Violation of Florida Building Code # _____
☐ Violation of Town Ordinance # 5-105, 5-17
☐ NFPA # _____

Violation(s):
In Addition, Stab, Wooden Deck All built without Permit
All around Exterior maintenance required

Corrective Action(s):
Obtain Plans and Inspections for Permits
Pressure Wash/Paint Exterior

☐ 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 of corrections, or for re-inspection please contact the following departments at (954) 866-4600: ☐ Code Enforcement Ext. 215 ☐ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Code Enforcement Officer: _____ Received by: Permit Dept.

04/28/2022 11:43



Case Overview

Property/Incident Information

Owner	Address	Site Address
AMITA DEVELOPMENT LLC	1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221010108

Legal Description

SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13

Case Status	Open	Case #	7443	Date Next Inspection	4/24/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes The entire parking lot is in blight condition and requires repair. CORRECTIVE ACTION: Obtain plans and inspections for required permits and once permit is issued re-black top the parking lot
The entire parking lot has faded parking stripes. CORRECTIVE ACTION: Obtain plans and inspections for required permits and once permit is issued re-stripe the parking lot

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/25/2022		Notice of Violation	Regular Mail
9/27/2023		Affidavit of Non-Compliance	Regular Mail
9/27/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/18/2023	10/18/2023	Final Order	Certified Mail
4/24/2024		Affidavit of Non-Compliance	Certified Mail
4/24/2024	5/15/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/24/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/24/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$14,400.00
Admin Fixed		Admin Fixed		\$100.00

Case Overview

			Total Fines	\$14,500.00
--	--	--	--------------------	--------------------

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$14,500.00



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 05/08/2024

Phone: (954)610-6906

Email: namini@nsmkm.com

Property Address: 2350 SW 30 Ave, Pembroke Park, FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

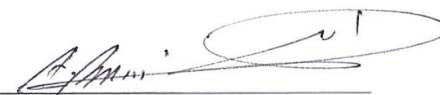
I, Alireza Amini Moghadam (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7443 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 90 days 9:00 AM

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 _____ imposing the fine of \$ _____ 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.

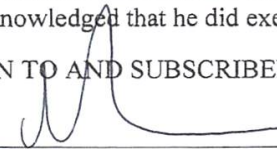
Alireza Amini Moghaddam
Petitioner's Name (Print)


Petitioner's Signature

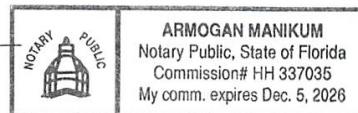
State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Alireza Amini Moghaddam and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 8 day of MAY, 20 24.


Notary

My Commission expires 12/5/2026



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

AMITA DEVELOPMENT LLC)

CASE NO. 7443

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: AMITA DEVELOPMENT LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2350 SW 30 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: AMITA DEVELOPMENT LLC AT 12:22 P.M. ON THE 29
DAY OF APRIL 2024.

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

TYPE OF SERVICE

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


AFFIANT

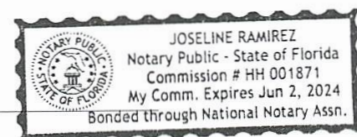
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of April 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____



Apr 29, 2024 at 12:22:01 PM

2350

Please Enter
↓
Por fa Entre

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

Notice
vs.
AMITA DEVELOPMENT
LLC
2350 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Case #	Date
7443	04/24/2024

Sent To:
AMITA DEVELOPMENT LLC
1100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

Property Owner:
AMITA DEVELOPMENT LLC
100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

Legal Description:
SUB OF 21-51-42 B-13 D LOT 2 S 100 OF
N 614.60 LESS E 40 LYING W OF ST RD 9
TOGETHER WITH LOT 2 LYING W OF ST
RD 9 RW LESS N 430 & LESS S 162 OF N
676.59 EXCEPT E 40 BLK 13

Property Description:
2350 SW 30 AVE, PEMBROKE PARK, FL
33009

AKA:
2350 SW 30 AVE, 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 15th day of May, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-965-4600 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,
Josseline Ramirez
Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 965-4600, Ext. 215

DOORDASH
We deliver
with
DoorDash

Get the app
or visit
doordash.com

Apr 29, 2024 at 12:22:07 PM

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

Petitioner,
vs.
AMITA DEVELOPMENT
LLC
2350 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:
AMITA DEVELOPMENT LLC
1100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

Case #:
7443

Date:
04/24/2024

Property Owner:
AMITA DEVELOPMENT LLC
100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

Property Description:
514221010108

Certified Mail #:

Legal Description:
SUB OF 21-51-42 B-13 D LOT 2 S 100 OF
N 614.60 LESS E 40 LYING W OF ST RD 9
TOGETHER WITH LOT 2 LYING W OF ST
RD 9 RW LESS N 430 & LESS S 162 OF N
676.59 EXCEPT E 40 BLK 13

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Sincerely,
Josseline Ramirez
Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 965-4600, Ext. 215

We
with
Doo

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

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (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
AMITA DEVELOPMENT LLC
AMINI MOGHADDAM, ALIREZA
HCF #7443
1100 KANE CONCOURSE BAY HARBOR
ISLANDS FL 33154

City, State, ZIP+4®

PS Form 3800, Jan 2019

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ **8.69**

Total Postage and
\$

Sent To
AMITA DEVELOPMENT LLC
HCF #7443
2350 SW 30 AVE.
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, Jan 2019

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature 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 <i>[Signature]</i>
1. Article Addressed to: AMITA DEVELOPMENT LLC AMINI MOGHADDAM, ALIREZA HCF #7443 1100 KANE CONCOURSE BAY HARBOR ISLANDS FL 33154	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 0673 4010 71	Domestic Return Receipt

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

AMITA DEVELOPMENT
LLC

2350 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
AMITA DEVELOPMENT LLC	7443	04/24/2024
1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154		

Property Owner:	Property Description:	Certified Mail #:
AMITA DEVELOPMENT LLC	514221010108	
1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154		

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of May, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7443

Petitioner,

vs.

AMITA DEVELOPMENT
LLC
2350 SW 30 AVE, PEMBROKE PARK, FL
33009

Respondent(s)

On 4/24/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: AMITA DEVELOPMENT LLC
Address: 1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154
Folio: 514221010108
Site Address: 2350 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description: SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40, BLK 13

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: 4/24/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/24/2024

Notes/Mean of Correction:

1. Re-stripe the entire parking lot area - No permits have been obtained. Not Corrected.

Further, Affiant sayeth naught

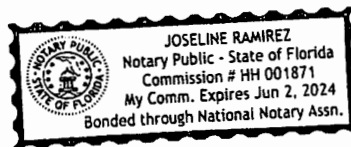
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/24/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK CODE

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



MIAMI FL 330

19 OCT 2023 PM 1 L

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CORRECTION

IMI

\$008.53⁰

10/19/2023 ZIP 33023
043M30245597

US POSTAGE

FWD

AMITA DEVELOPMENT LLC
FO #7443
2350 SW 30 AVE,
PEMBROKE PARK, FL 33009

RECEIVED NOV 06 2023

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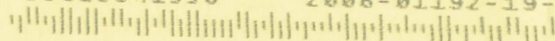
331 DE 1

0011/02/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2006-01192-19-46



#NO

33009-30445

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:

AMITA DEVELOPMENT LLC
 FO #7443
 2350 SW 30 AVE,
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7763 07

2. Article Number (Transfer from service label)

7022 2410 0001 1497 3403

PS Form 3811, July 2020 PSN 7530-02-000-9000

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7443
Petitioner,)
)
vs.)
)
AMITA DEVELOPMENT LLC)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 18th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2350 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: AMITA DEVELOPMENT LLC

FOLIO NO.: 5142 21 01 0108

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40, BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 18th day of October 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th day of October 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of October, 2023.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
AMITA DEVELOPMENT LLC	1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221010108

Legal Description

SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13

Case Status	Open	Case #	7443	Date Next Inspection	10/18/2023
--------------------	------	---------------	------	-----------------------------	------------

Notes The entire parking lot is in blight condition and requires repair. CORRECTIVE ACTION: Obtain plans and inspections for required permits and once permit is issued re-black top the parking lot
The entire parking lot has faded parking stripes. CORRECTIVE ACTION: Obtain plans and inspections for required permits and once permit is issued re-stripe the parking lot

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/25/2022		Notice of Violation	Regular Mail
9/27/2023		Affidavit of Non-Compliance	Regular Mail
9/27/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
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: 10/18/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

AMITA DEVELOPMENT LLC)

CASE NO. 7443

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: AMITA DEVELOPMENT LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2350 SW 30 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: AMITA DEVELOPMENT LLC AT 03:18 P.M. ON THE 02 DAY OF October 2023.

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

TYPE OF SERVICE

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

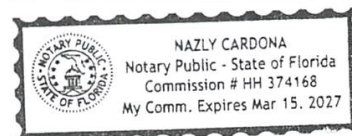
Jean Gustin 10-4-23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Oct, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana
Signature

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



[illegible]

2350



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/27/2023

Sent To:

AMITA DEVELOPMENT LLC

1100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

Case #:

7443

Property Owner:

AMITA DEVELOPMENT LLC

1100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

Certified Mail #:

Property Description:

514221010108

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 100 OF
N 614.60 LESS E 40 LYING W OF ST RD 9
TOGETHER WITH LOT 2 LYING W OF ST
RD 9 R/W LESS N 430 & LESS S 162 OF N
676.59 EXCEPT E 40, BLK 13

AKA:

2350 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	36
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)	36

The entire parking lot is in blight condition and requires repair. CORRECTIVE ACTION: Obtain plans and inspections for required permits and once permit is issued re-black top the parking lot
The entire parking lot has faded parking stripes. CORRECTIVE ACTION: Obtain plans and inspections for required permits and once permit is issued re-stripe the parking lot

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 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

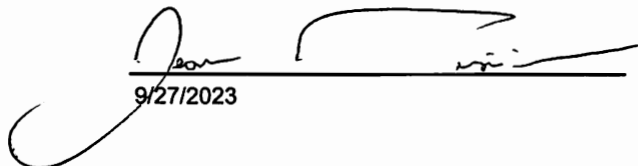
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



9/27/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7443

Petitioner,

vs.

AMITA DEVELOPMENT
LLC
2350 SW 30 AVE, PEMBROKE PARK, FL
33009

Respondent(s)

On 9/27/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: AMITA DEVELOPMENT LLC
Address: 1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154
Folio: 514221010108
Site Address: 2350 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description: SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40, BLK 13

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: 10/18/2023
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: 10/18/2023

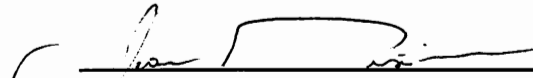
Notes/Mean of Correction:

The entire parking lot is in blight condition and requires repair. No permit has been obtained.
The entire parking lot has faded parking stripes. Incomplete.

Further, Affiant sayeth naught

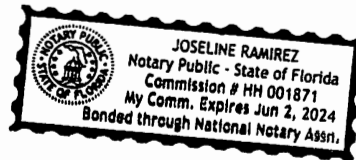
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/27/2023


NOTARY PUBLIC, STATE OF FLORIDA



Aug 31, 2023 at 11:16:07 AM



Aug 31, 2023 at 11:16:37 AM





Aug 31, 2023 at 11:18:10 AM



Aug 31, 2023 at 11:18:22 AM







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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: AMITA DEVELOPMENT LLC
1100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

Case #: 7443

Date: 08/25/2022

Property Owner: AMITA DEVELOPMENT LLC
1100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

Property Description: 514221010108

Certified Mail #:

Legal Description: SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40, BLK 13

AKA: 2350 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the 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:

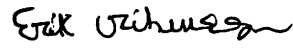
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	36
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Notes/Mean of Correction:

The entire parking lot is in blight condition and requires repair. **CORRECTIVE ACTION:** Obtain plans and inspections for required permits and once permit is issued re-black top the parking lot
The entire parking lot has faded parking stripes. **CORRECTIVE ACTION:** Obtain plans and inspections for required permits and once permit is issued re-stripe the parking lot

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

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and
 \$

Sent To
 AMITA DEVELOPMENT LLC
 NOH #7443
 2350 SW 30 AVE,
 PEMBROKE PARK, FL 33009

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and
 \$

Sent To
 AMITA DEVELOPMENT LLC / ITALIA,
 RICHMOND
 NOH #7443
 1100 KANE CONCOURSE BAY
 HARBOR ISLANDS FL 33154

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

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☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and
 \$

Sent To
 AMITA DEVELOPMENT LLC / ITALIA,
 RICHMOND
 FO #7443
 2350 SW 30 AVE,
 PEMBROKE PARK, FL 33009

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

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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
 AMITA DEVELOPMENT LLC
 FO #7443
 2350 SW 30 AVE,
 PEMBROKE PARK, FL 33009

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>S. M.</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: AMITA DEVELOPMENT LLC / ITALIA, RICHMOND NOH #7443 1100 KANE CONCOURSE BAY HARBOR ISLANDS FL 33154 9590 9402 7581 2098 7772 81	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail (over \$500) ☐ Mail Restricted Delivery (over \$500)
2. Article Number (Transfer from service label) 7022 2410 0001 1497 2130	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <u>S. M.</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: AMITA DEVELOPMENT LLC / ITALIA, RICHMOND FO #7-43 1100 KANE CONCOURSE BAY HARBOR ISLANDS FL 33154		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3397		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
9590 9402 7581 2098 7763 76		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ Mail ☐ Mail Restricted Delivery (0)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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:

AMITA DEVELOPMENT LLC
NOH #7443
2350 SW 30 AVE,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7772 43

2. Article Number (Transfer from service label)

7022 2410 0001 1497 2123

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery (0)

Domestic Return Receipt

TOWN OF PEMBROKE PARK CODE

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

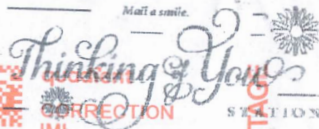


MIAMI FL 330

27 SEP 2023 PM 4 L

7022 2410 0001 1497 2123

Mail a smile.



CORRECTION

IMI

\$008.53

09/27/2023 ZIP 33023

043M30245597

STATION

US POSTAGE

AMITA DEVELOPMENT LLC
NOH #7443
2350 SW 30 AVE,
PEMBROKE PARK, FL 33009



NIXIE

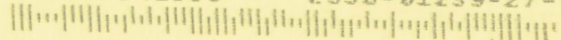
331 DE 1

0010/13/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*2938-01239-27-46



FWD
33009-30185
3330209-5340138

TOWN OF PEMBROKE PARK

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

NOV-7443

Hasler

FIRST CLASS MAIL

08/26/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

AMITA DEVELOPMENT LLC

1100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

Case #:

7443

TOWN OF PEMBROKE PARK

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

Nov-7443

AMITA DEVELOPMENT LLC
1100 KANE CONCOURSE BAY
HARBOR ISLANDS, FL 33154

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-7443

MALDONADO SUSANA
8900 NW 107 CT #211
DORAL, FL 33178

Hasler

FIRST CLASS MAIL

08/26/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696



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).

values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$265,130	\$1,845,620	\$2,110,750	\$2,110,750	
2022	\$265,130	\$1,678,900	\$1,944,030	\$1,944,030	\$41,058.69
2021	\$265,130	\$1,527,620	\$1,792,750	\$1,792,750	\$38,552.39

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,110,750	\$2,110,750	\$2,110,750	\$2,110,750
Portability	0	0	0	0
Assessed/SOH	\$2,110,750	\$2,110,750	\$2,110,750	\$2,110,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,110,750	\$2,110,750	\$2,110,750	\$2,110,750

Sales History

Date	Type	Price	Book/Page or CIN
9/23/2020	SWD-D	\$2,200,000	116754500
6/25/2008	CET-T		45535 / 169

Land Calculations

Price	Factor	Type
\$9.00	29,459	SF
Adj. Bldg. S.F. (Card, Sketch)		18900
Eff./Act. Year Built: 1995/1970		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
18900								



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

Detail by Entity Name

Foreign Limited Liability Company
AMITA DEVELOPMENT LLC

Filing Information

Document Number M23000002094
FEI/EIN Number 85-2725637
Date Filed 02/06/2023
State DE
Status ACTIVE

Principal Address

1100 KANE CONCOURSE
BAY HARBOR ISLAND, FL 33154

Mailing Address

1100 KANE CONCOURSE
BAY HARBOR ISLAND, FL 33154

Registered Agent Name & Address

ITALIA, RICHMOND
1100 KANE CONCOURSE
BAY HARBOR ISLAND, FL 33154

Authorized Person(s) Detail

Name & Address

Title M

ITALIA, RICHMOND
1100 KANE CONCOURSE
BAY HARBOR ISLAND, FL 33154

Annual Reports

No Annual Reports Filed

Document Images

02/06/2023 – Foreign Limited [View image in PDF format](#)



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2350 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0108
Property Owner	AMITA DEVELOPMENT LLC	Millage	0613
Mailing Address	1100 KANE CONCOURSE BAY HARBOR ISLANDS FL 33154	Use	48-01
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$265,130	\$1,678,900	\$1,944,030	\$1,944,030	
2021	\$265,130	\$1,527,620	\$1,792,750	\$1,792,750	\$38,552.39
2020	\$265,130	\$1,434,230	\$1,699,360	\$1,699,360	\$36,675.24

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,944,030	\$1,944,030	\$1,944,030	\$1,944,030
Portability	0	0	0	0
Assessed/SOH	\$1,944,030	\$1,944,030	\$1,944,030	\$1,944,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,944,030	\$1,944,030	\$1,944,030	\$1,944,030

Sales History

Date	Type	Price	Book/Page or CIN
9/23/2020	SWD-D	\$2,200,000	116754500
6/25/2008	CET-T		45535 / 169

Land Calculations

Price	Factor	Type
\$9.00	29,459	SF
Adj. Bldg. S.F. (Card, Sketch)		18900
Eff./Act. Year Built: 1995/1970		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
AMITA LLC

Filing Information

Document Number	L18000099607
FEI/EIN Number	37-1897051
Date Filed	04/19/2018
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/15/2018
Event Effective Date	NONE

Principal Address

10295 COLLINS AVE
425
BAL HARBOUR, FL 33154

Changed: 04/05/2021

Mailing Address

8900 NW 107TH CT
211
DORAL, FL 33178

Changed: 04/05/2021

Registered Agent Name & Address

MALDONADO, SUSANA
8900 NW 107CT
211
DORAL, FL 33178

Name Changed: 04/05/2021

Address Changed: 04/05/2021

Authorized Person(s) Detail

Name & Address

Title MGR

GIUANGON LLC
919 N MARKET ST
SUITE 950
WILMINGTON, FL 19801

Annual Reports

Report Year	Filed Date
2021	01/15/2021
2021	04/05/2021
2022	04/20/2022

Document Images

04/20/2022 -- ANNUAL REPORT	View image in PDF format
04/05/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/15/2021 -- ANNUAL REPORT	View image in PDF format
06/04/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
08/15/2018 -- LC Amendment	View image in PDF format
04/19/2018 -- Florida Limited Liability	View image in PDF format

Case Overview

Property/Incident Information

Owner	Address	Site Address
Martha Beatriz Rios Palomino, Robert Robitaille	2312 Charles Rd Pembroke Park, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2312 Charles Rd

Folio

514220030020

Legal Description

HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

Case Status	Open	Case #	7071	Date Next Inspection	4/26/2024
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Notes

There is an addition that has been added onto this property without a permit. Obtain plans and inspections for permits
 There is a shed that has been installed without a permit. Obtain plans and inspections for permits
 There is exterior discoloration on this property. Pressure wash and remove all discoloration
 There is wood that that been placed over a window. Remove the wood from the window
 Double permit fees assessed
 Contact the building department (954) 966-4600 EXT 182

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/12/2022		Notice of Violation	Posted to Property
7/22/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/18/2022	8/17/2022	Final Order	Certified Mail
4/26/2024		Affidavit of Non-Compliance	Certified Mail
4/26/2024	5/15/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 4/26/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/26/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/26/2024
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$28,800.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$28,900.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$28,900.00

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

T# 1935496041

B# 1035859

Identification Number 121617J Year 1965 Make JEFR Body HS WT-L-BHP 52' Vessel Regis. No. Title Number 2270753

Registered Owner:

MARTHA BEATRIZ RIOS PALOMINO
2312 CHARLES RD
HALLANDALE BEACH, FL 33009-3025

Date of Issue 03/12/2024

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

IMPORTANT INFORMATION

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

Mail To:

MARTHA BEATRIZ RIOS PALOMINO
2312 CHARLES RD
HALLANDALE BEACH, FL 33009-3025

CERTIFICATE OF TITLE

Identification Number 121617J Year 1965 Make JEFR Body HS WT-L-BHP 52' Vessel Regis. No. Title Number 2270753

Lien Release
Interest in the described vehicle is hereby released

Prev State FL Color UNK Primary Brand Secondary Brand No of Brands Use PRIVATE Prev Issue Date 01/18/2011

By _____
Title _____

Odometer Status or Vessel Manufacturer or OH use Engine Drive Hull Material Prop Date of Issue 03/12/2024

Date _____

Registered Owner

MARTHA BEATRIZ RIOS PALOMINO
2312 CHARLES RD
HALLANDALE BEACH, FL 33009-3025

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch

Robert R. Kynoch
Director

Control Number 166031498
10 / 12 166031498

David M. Kerner

David M. Kerner
Executive Director

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

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

Seller Must Enter Purchaser's Name _____ Address: _____

Seller Must Enter Selling Price: _____ Seller Must Enter Date Sold: _____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads _____ (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading:
☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3. is NOT THE ACTUAL MILEAGE

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

SELLER Must Sign Here: _____ CO-SELLER Must Sign Here: _____

Print Here: _____ Print Here: _____

Selling Dealer's License Number: _____ Tax No.: _____ Tax Collected: _____

Auction Name: _____ License Number: _____

PURCHASER Must Sign Here: _____ CO-PURCHASER Must Sign Here: _____

Print Here: _____ Print Here: _____

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

HSMV 82250 (REV. 3/15)

STATE OF FLORIDA

M1958022

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

T# 650021571
B# 113508

Identification Number 121617J	Year 1965	Make JEEP	Body HS	WT-L-BHP 52	Vessel Regis. No.	Title Number 2270753
----------------------------------	--------------	--------------	------------	----------------	-------------------	-------------------------

Registered Owner:

Date of Issue 01/18/2011

PAULINE LEVESQUE OR ROBERT ROBITAILLE
4853 SW 44 TER
DANIA BEACH, FL 33314

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

IMPORTANT INFORMATION

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

Mail To:

PAULINE LEVESQUE
4853 SW 44 TER
DANIA BEACH, FL 33314

CERTIFICATE OF TITLE

Identification Number 121617J	Year 1965	Make JEEP	Body HS	WT-L-BHP 52	Vessel Regis. No.	Title Number 2270753
Prev State FL	Color UNK	Primary Brand	Secondary Brand	No of Brands	Use PRIVATE	Prev Issue Date 10/14/2010
Odometer Status or Vessel Manufacturer or Offuse				Hull Material	Prop	Date of Issue 01/18/2011

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

Registered Owner:

PAULINE LEVESQUE OR ROBERT ROBITAILLE
4853 SW 44 TER
DANIA BEACH, FL 33314

1st Lienholder:

NONE

DIVISION OF MOTOR VEHICLES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Carl A. Ford
Director

Julio L. Jones
Executive Director

Control Number 10 / 12 098169175

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

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

Seller Must Enter Purchaser's Name:

Address:

Seller Must Enter Selling Price:

Seller Must Enter Date Sold:

I/We state that this ☐ \$ or ☐ 6 digit odometer now reads ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading ☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3. is NOT THE ACTUAL MILEAGE.

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

SELLER Must

CO-SELLER Must

HSMV 22250 (REV. 01/09)

STATE OF FLORIDA

2312 CHARLES Rd.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
ROBERT ROBITAILLE) CASE NO. 7071
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: ROBERT ROBITAILLE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2312 CHARLES RD, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: ROBERT ROBITAILLE AT 10:21 A.M. ON THE 29 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

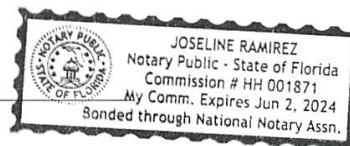
Jean Gustin
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of April 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

J. Ramirez
Signature

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



Apr 29, 2024 at 10:21:24 AM

2312

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

vs.
ROBERT ROBITAILLE
2430 Charles Rd
Pembroke Park, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ROBERT ROBITAILLE 2312 Charles Rd Pembroke Park, FL 33009	7071	04/26/2024

Property Owner: ROBERT ROBITAILLE
Property Description: 2312 Charles Rd
Pembroke Park, FL 33009
Certified Mail #: 514220030020

Legal Description: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3
AKA: 2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2312 Charles 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 15th day of May, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

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

1 of 1

Apr 29, 2024 at 10:21:31 AM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
ROBERT ROBITAILLE
2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2312 Charles Rd

NOTICE OF HEARING TO CONFIRM FINE

Sent To: ROBERT ROBITAILLE
2312 Charles Rd
Pembroke Park, FL 33009

Case #: 7071

Date: 04/26/2024

Property Owner: ROBERT ROBITAILLE
2312 Charles Rd
Pembroke Park, FL 33009

Property Description: 2312 Charles Rd
Pembroke Park, FL 33009

Certified Mail #: 514220030020

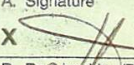
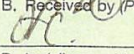
Legal Description: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3
AKA: 2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2312 Charles Rd

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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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒  ☐ Agent ☐ Addressee	
1. Article Addressed to: COBBLESTONE II BMB LLC HCF #6996, #7071 2430 CHARLES RD. PEMBROKE PARK, FL 33009		B. Received by (Printed Name) ☒ C. Date of Delivery  4/29/14	
2. Article Number (Transfer from service label) 9589 0710 5270 0673 4013 16		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		Mail Restricted Delivery (00)	
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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7071

Petitioner,

vs.

ROBERT ROBITAILLE

2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2312 Charles Rd

Respondent(s)

On 4/26/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	ROBERT ROBITAILLE
Address:	2312 Charles Rd Pembroke Park, FL 33009
Folio:	514220030020
Site Address:	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2312 Charles Rd
Legal Description:	HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

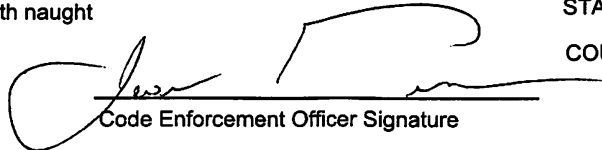
Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 4/26/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/26/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/26/2024

Notes/Mean of Correction:

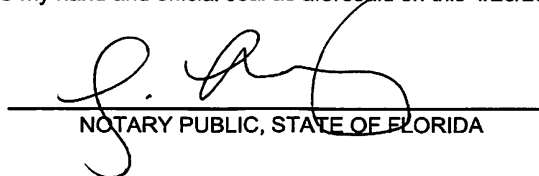
1. There is an addition that has been added onto this property without a permit - According to Broward County property appraiser, the additions were existing since 2006. There is no evidential support of modifications.
2. There is a shed that has been installed without a permit. Shed - No permit has been obtained. Not Corrected.
3. There is exterior discoloration on this property. The exterior wall area of the property has not been pressure washed, cleaned, or painted. Not Corrected.
4. There is wood that has been placed over a window. The wood remains on the window. Not Corrected.

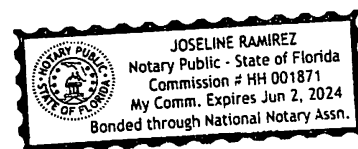
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/26/2024


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ROBERT ROBITAILLE

**2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2312 Charles Rd**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ROBERT ROBITAILLE	7071	04/26/2024
2312 Charles Rd Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
ROBERT ROBITAILLE	514220030020	
2312 Charles Rd Pembroke Park, FL 33009		
Legal Description:	AKA:	
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2312 Charles 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 **15th day of May, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

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

9589 0710 5270 0673 4012 16

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 Fee \$ 9.57

Sent To **COBBLESTONE II BMB LLC**
HCF #6996, #7071
Street and Apt. No. 2430 CHARLES RD,
City, State, ZIP+4® PEMBROKE PARK, FL 33009

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

9589 0710 5270 0673 4013 09

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

Postage \$
Total Postage and Fee \$ 9.57

Sent To **COBBLESTONE II BMB LLC**
HCF #6996, #7071
Street and Apt. No. 17W220 22 ST #220
City, State, ZIP+4® OAKBROOK TERRACE IL 60181

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

9589 0710 5270 0673 4012 17

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OFFICIAL USE

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

Postage \$
Total Postage and Fee \$ 8.69

Sent To **ROBERT ROBITAILLE**
HCF # 7071
Street and Apt. No. 2312 CHARLES RD,
City, State, ZIP+4® PEMBROKE PARK, FL 33009

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

TOWN OF PEMBROKE PARK

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



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BAM MHC LLC
(FO-7071)
302 KNIGHTS RUN AVE #1108
TAMPA FL 33602

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RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

SC: 33023541350

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330230413 33602-590742 NSN

CERTIFIED MAILPLACE 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:

BAM MHC LLC
(FO-7071)
302 KNIGHTS RUN AVE #1108
TAMPA FL 33602



9590 9402 6921 1104 8189 39

2. Article Number (Transfer from service label)

7020 0640 0000 5918 5203

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
BAM MHC LLC/ROBERT ROBITAILLE	302 KNIGHTS RUN AVE #1108 TAMPA, FL 33602	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2312 CHARLES RD
Legal Description		

Case Status	Open	Case #	7071	Date Next Inspection	8/17/2022
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Notes

There is an addition that has been added onto this property without a permit. Obtain plans and inspections for permits
 There is a shed that has been installed without a permit. Obtain plans and inspections for permits
 There is exterior discoloration on this property. Pressure wash and remove all discoloration
 There is wood that that been placed over a window. Remove the wood from the window
 Double permit fees assessed
 Contact the building department (954) 966-4600 EXT 182

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/12/2022		Notice of Violation	Posted to Property
7/22/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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: 8/17/2022
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: 8/17/2022
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: 8/17/2022

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7071
Petitioner,)

vs.)

BAM MHC LLC/ROBERT ROBITAILLE)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 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: 2312 CHARLES RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: BAM MHC LLC/ROBERT ROBITAILLE

FOLIO NO.: 514220030020

LEGAL DESCRIPTION: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

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 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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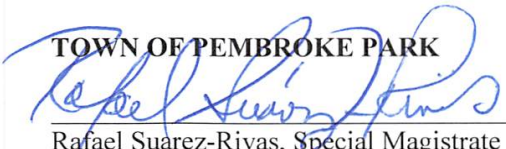
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a); 5-105 and 5-17 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 17th day of August 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE. A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of August 2022.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

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 18 day of August, 2022.


Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

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



7021 1970 0000 4565 7312

Hasler

07/22/2022

US POSTAGE \$007.82⁰



ZIP 33023
011D10656696

BAM MHC LLC
(NOH-7071)
302 KNIGHTS RUN AVE #1108
TAMPA FL 33602

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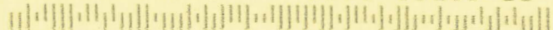
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

3360235987A

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BC: 33023541350

*0506-03105-22-45



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

BAM MHC LLC
(NOH-7071)
302 KNIGHTS RUN AVE #1108
TAMPA FL 33602



9590 9402 6921 1104 8182 74

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7312

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Insured Mail

Insured Mail Restricted Delivery
(over \$500)

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ROBERT ROBITAILLE)

Respondent)

CASE NO. 7071

AFFIDAVIT OF SERVICE

TO BE SERVED: 2312 CHARLES RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2312 CHARLES RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: ROBERT ROBITAILLE AT 1:40 P.M. ON THE 22
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

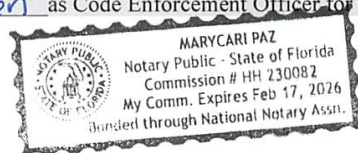
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of August 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/22/2022

Sent To:

BAM MHC LLC/ROBERT
ROBITAILLE

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Property Owner:

BAM MHC LLC/ROBERT
ROBITAILLE

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 &
BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK,
FL 33009 #2312 CHARLES RD

Case #:

7071

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/12/2022 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.	32
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	32
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.	32

(Ord. No. 13-09-01, § 2, 9-11-13)

There is an addition that has been added onto this property without a permit. Obtain plans and inspections for permits

There is a shed that has been installed without a permit. Obtain plans and inspections for permits

There is exterior discoloration on this property. Pressure wash and remove all discoloration

There is wood that that been placed over a window. Remove the wood from the window

Double permit fees assessed

Contact the building department (954) 966-4600 EXT 182

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer



7/22/2022




 Town of Henderson Park
 10000 N. 10th Ave.
 Fort Lauderdale, FL 33305

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date: 07/22/2022
 Case #: 1071

Name: JAMES L. CLARKSON
 10000 N. 10th Ave.
 Fort Lauderdale, FL 33305

Property Owner: JAMES L. CLARKSON
 10000 N. 10th Ave.
 Fort Lauderdale, FL 33305

Property Description: 10000 N. 10th Ave.
 Parcel ID: 10000 N. 10th Ave.

Legal Description: 10000 N. 10th Ave. 10000 N. 10th Ave. 10000 N. 10th Ave.

Address: 10000 N. 10th Ave. 10000 N. 10th Ave. 10000 N. 10th Ave.

Notes: 10000 N. 10th Ave. 10000 N. 10th Ave. 10000 N. 10th Ave.

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	JOG ROAD STATION
Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$	6400 W BOYNTON BEACH BLVD Postmark Here AUG 18 2022
Postage \$	BOYNTON BEACH FL
Total \$	33437-USPS
Sent To (FO-7071) ROBERT ROBITAILLE 12312 CHARLES RD, PEMBROKE PARK, FL 33009	
City, St	
PS Form 3800, April 2013 PSN 7530-02-000-9047 See reverse for instructions	

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	JOG ROAD STATION
Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$	6400 W BOYNTON BEACH BLVD Postmark Here AUG 18 2022
Postage \$	BOYNTON BEACH FL
Total \$	33437-USPS
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City, St	
PS Form 3800, April 2013 PSN 7530-02-000-9047 See reverse for instructions	

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	JOG ROAD STATION
Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$	6400 W BOYNTON BEACH BLVD Postmark Here AUG 18 2022
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Total Paid \$	33437-USPS
Sent To (FO-7071) NRAI SERVICES, INC. 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324	
City, St	
PS Form 3800, April 2013 PSN 7530-02-000-9047 See reverse for instructions	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: NRAI SERVICES, INC. (NOH-7071) 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324		A. Signature X RECEIVED ☐ Agent ☐ Addressee B. Received by (Printed Name) JUL 26 22 C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
2. Article Number (Transfer from service label) 7021 1970 0000 4565 7329		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7021 1970 0000 4565 7329

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

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

OFFICIAL USE

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

Postmark
Here

Postage
\$
Total Postage

Sent To **NRAI SERVICES, INC.**
(NOH-7071)
Street and # **1200 SOUTH PINE ISLAND ROAD**
City, State, Z **PLANTATION, FL 33324**

PS Form 3800, April 2010 Edition

7021 1970 0000 4565 7312

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

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

OFFICIAL USE

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

Postmark
Here

Postage
\$
Total Postage

Sent To **BAM MHOTLLC**
(NOH-7071)
Street and # **302 KNIGHTS RUN AVE #1108**
City, State, Z **TAMPA FL 33602**

PS Form 3800, April 2010 Edition

7021 1970 0000 4565 7305

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

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

OFFICIAL USE

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

Postmark
Here

Postage
\$
Total Postage

Sent To **ROBERT ROBITAILLE**
(NOH-7071)
Street and # **2312 CHARLES RD, PEMBROKE PARK, FL**
City, State, Z **33009**

PS Form 3800, April 2010 Edition

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ROBERT ROBITAILLE
(NOH-7071)
2312 CHARLES RD, PEMBROKE PARK, FL
33009



9590 9402 6921 1104 8182 67

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7305

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ 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
☐ Insured Mail (over \$500)
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

BAM MHC LLC/ROBERT
ROBITAILLE

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Case #:

7071

Date:

05/12/2022

Property Owner:

BAM MHC LLC/ROBERT
ROBITAILLE

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Property Description:

514220030020

Certified Mail #:**Legal Description:**

HOLLYDALE AMEN PLAT 16-49 B BLK 2 &
BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK,
FL 33009 #2312 CHARLES RD

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/12/2022 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.	32
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	32

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.

32

(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

There is an addition that has been added onto this property without a permit. Obtain plans and inspections for permits

There is a shed that has been installed without a permit. Obtain plans and inspections for permits

There is exterior discoloration on this property. Pressure wash and remove all discoloration

There is wood that that been placed over a window. Remove the wood from the window

Double permit fees assessed

Contact the building department (954) 966-4600 EXT 182

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

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

Erik Richwagen
Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

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

Name _____

Date 04/29/2022

Site Address 2312 Charles RD
Pembroke Park, FL

Case # _____

Sub/Park _____

Permit # _____

☐ *STOP ALL WORK

☐ Approved Plan Not Being Followed

☒ No Building Permit

☐ Permit Not on Job

☐ Violation of Florida Building Code # _____

☐ Approved plan not on Job

☒ Violation of Town Ordinance # 5-105, 5-17

☐ Re-Inspection Fee

☐ NFPA # _____

☐ Repeat Violation (Double fine)

Violation (s) Addition, Shed installed w/o Permit
Exterior maintenance, Wood Covering window

Corrective Action(s)

Obtain Plans and inspections for Permits
Remove exterior discoloration, Remove Wood from
Window

☒ 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

Erika Ochman
Code Enforcement Officer

[Signature]
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator







Site Address	2430 CHARLES ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0020
Property Owner	BAM MHC LLC	Millage	0613
Mailing Address	302 KNIGHTS RUN AVE #1108 TAMPA FL 33602	Use	28-03
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$1,896,520		\$1,896,520	\$1,896,520	
2021	\$1,896,520		\$1,896,520	\$1,896,520	\$40,783.90
2020	\$1,896,520		\$1,896,520	\$1,896,520	\$40,930.32

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,896,520	\$1,896,520	\$1,896,520	\$1,896,520
Portability	0	0	0	0
Assessed/SOH	\$1,896,520	\$1,896,520	\$1,896,520	\$1,896,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,896,520	\$1,896,520	\$1,896,520	\$1,896,520

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/7/2019	SWD-Q	\$2,117,400	115886505	\$9.00	209,102	SF
3/29/2001	WD*	\$1,250,000	31454 / 173	\$0.10	146,000	SF
8/2/2000	QC*	\$38,500	30739 / 771			
3/25/1991	QCD	\$100	18278 / 742			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



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

Detail by Entity Name

Foreign Limited Liability Company
BAM MHC LLC

Filing Information

Document Number M19000004582
FEI/EIN Number N/A
Date Filed 05/07/2019
State DE
Status ACTIVE

Principal Address

233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Changed: 05/17/2021

Mailing Address

233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Changed: 05/17/2021

Registered Agent Name & Address

NRAI SERVICES, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Member

PFC Park Holdings, LLC
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Senior Managing Director, VP

Agarwal, A. J.

345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Bernstein, Ron
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, President

Caplan, Kenneth A.
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Cohen, Frank
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Cutaia, Giovanni
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Hamid, Asim
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Harper, Robert
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Henritze, Tyler
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Kim, Brian
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, President

McCarthy, Kathleen
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Meghji, Nadeem
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Stein, William J.
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

LePatner, Wesley
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Lascher, Michael
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Levine, David
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Quinlan, Paul
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Trebilco, Scott
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Werner, Jacob
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Wiebolt, Michael
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Anthony, Michael
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Armer, Doug
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Bartley, Glen
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Bateman, Phil
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Beovich, Anthony
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Carson, Joshua
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Drasites, Andrea
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Forman, Mike

345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Graham, Chris
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Hudspeth, Mark
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Ingle, Ryan
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Jack, Tom
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Kaufman, Brian
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Kolodziej, Paul
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Leslie, Adam
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Lin, Brian
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Madhany, Qahir
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Marone, Anthony F., Jr.
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

McIntee, Brendan
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Nevins, Marshall
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

O'Neill, David
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

O'Neill, T. Max
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Pianko, Melissa
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Prete, John
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Reyes, Richard
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Rocco, Joseph
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Sprogis, Karen
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Volchyok, Leon
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Wu, Eric
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Zackowitz, David
345 Park Avenue
New York, NY 10154

Title Chief Accounting Officer

Grimaldi, Nicole
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Vice President – Accounting

Beringer, Michael
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Senior Director – Treasury

Lenihan, Marc
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Vice President – Tax

Klank, Marikay
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Valane, Joseph
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Wang, Annie
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Shah, Nissan
Two Liberty Place
50 S. 16th Street
Suite 3325
Philadelphia, PA 19102

Title Assistant Secretary

Israel, Ivy
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Robelly, Leslie
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Leaner, Eric
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Stanford, Lakecia
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Cephus, Deondra
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Stokes, Anna
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Sands, Danielle
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Annual Reports

Report Year	Filed Date
2021	05/17/2021
2022	03/28/2022
2022	03/30/2022

Document Images

03/30/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/28/2022 -- ANNUAL REPORT	View image in PDF format
05/17/2021 -- ANNUAL REPORT	View image in PDF format
05/01/2020 -- ANNUAL REPORT	View image in PDF format
05/07/2019 -- Foreign Limited	View image in PDF format

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3120 Pembroke Rd. #234 Pembroke Park, FL 33009	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Roody Jean Gilles Cabinetry - 3120 Pembroke Rd. #2

Folio

514220000290

Legal Description

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

Case Status	Open	Case #	4471	Date Next Inspection	5/15/2024
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Notes No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate
Acct: 113990C

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/17/2019		Notice of Violation	Posted to Property
8/6/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Hand
8/27/2019	8/22/2019	Final Order	
8/31/2021		Affidavit of Non-Compliance	Certified Mail Hand
8/31/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/16/2021	9/15/2021	Supplemental Order/Claim of Lien	Certified Mail
8/16/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
4/26/2024		Affidavit of Compliance	Regular Mail
4/26/2024	5/15/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/15/2024

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: 5/15/2024
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$85,850.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$85,950.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$85,950.00

Town of Pembroke Park

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



INVOICE

DATE: May 14, 2024
INVOICE # 435
FOR:

Case #4471
PEMBROKE PARK
WAREHOUSES HOLDING
3120 PEMBROKE RD. #2,
PEMBROKE PARK, FL 33023

Bill To:
PEMBROKE PARK
WAREHOUSES HOLDING
3120 PEMBROKE RD. #2,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17 and 15-24.		
	Final Order 08/22/2024		
1	Admin Fee	\$ 100.00	\$ 100.00
1699	Day(s) of Per Diem from (09/01/2019 - 04/26/2024)	\$ 50.00	\$ 84,950.00
1	Recorded Lien 03/29/2023	\$ 48.50	\$ 48.50
1	Release of Lien	\$ 8.50	\$ 8.50
	Recommend to Abate Per Diem Fine by 85%		\$ 12,743
	\$12,743.00 + \$100.00 + \$48.50 + \$8.50		\$ 12,900
	Balance		\$ 85,098.50

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215



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

AFFIDAVIT OF COMPLIANCE

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

Case #:
4471

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Roody Jean Gilles Cabinetry -
3120 Pembroke Rd. #234

Respondent(s)

On 4/26/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK WAREHOUSES HOLDING
Address:	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio:	514220000290
Site Address:	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Roody Jean Gilles Cabinetry - 3120 Pembroke Rd. #234
Legal Description:	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/22/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 4/22/2024

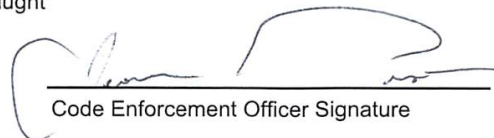
Notes/Mean of Correction:

No current Business Tax Receipt for business. The new tenant is using the unit bay for personal household storage. BTR is not required. Corrected.

Further, Affiant sayeth naught

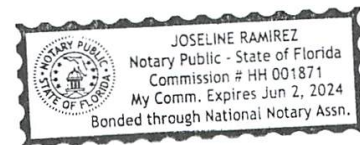
STATE OF FLORIDA

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 4/26/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)

Respondent

CASE NO. 4471

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3120 PEMBROKE RD, #234, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 11:19 A.M. ON THE 29 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

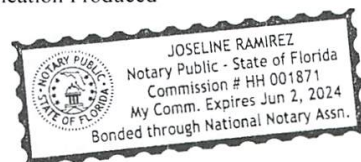
Jean Gustin
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

J. Ramirez
Signature

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



234

Apr 29, 2024 at 11:19:05 AM

Apr 29, 2024 at 11:19:31 AM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 82 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33023 #Roody Jean Gilles Cabinetry
- 3120 Pembroke Rd. #2

NOTICE OF HEARING TO ABATE FINE

Case No: PEMBROKE PARK WAREHOUSES
HOLDING
3120 Pembroke Rd. #234
Pembroke Park, FL 33023

Case #: 4471

Date: 04/26/2024

Property Owner:
PEMBROKE PARK WAREHOUSES
HOLDING
3120 Pembroke Rd. #234
Pembroke Park, FL 33023

Property Description:
514220000230

Certified Mail #:

Legal Description:

20-61-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 66 FOR RD & LESS S 25 OF
W 25

AKA:

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33023 #Roody Jean Gilles Cabinetry
- 3120 Pembroke Rd. #2

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 May, 2024 at 2:00 AM in the Pembroke Park Town Hall, 3150 S.W. 82nd 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. If a hearing shall be limited to consideration of whether the violation(s) was/were timely completed.

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: 1-800-955-8773 (VOICE) OR 1-800-955-8771 (TDD).

1 of 2



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>Leslie Loring</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING HAF #4471, #5379, #5376, #7722 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021		B. Received by (Printed Name) <i>Leslie Loring</i> C. Date of Delivery	
2. Article Number (Transfer from service label) 9590 9402 7581 2098 7725 69		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
9589 0710 5270 0673 4012 79		Mail Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

9589 0710 5270 0673 4012 79

U.S. Postal Service™
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$
Total Postage and
\$ **8.69**
Sent To **PEMBROKE PARK WAREHOUSES HOLDING**
HAF #4471, #5379, #5376, #7722
Street and Apt. No. **3850 HOLLYWOOD BLVD STE 400**
City, State, ZIP+4® **HOLLYWOOD FL 33021**

Postmark Here

PS Form 3800, January 2023 PSN 7530702-000-9047 See Reverse for Instructions

9589 0710 5270 0673 4012 79

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\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$
Total Postage and
\$ **8.69**
Sent To **ZEMEL, FRANKLIN E/O SAUL EWING,LLP**
HAF #4471, #5379, #5376, #7722
Street and Apt. No. **200 EAST LAS OLAS BLVD., SUITE 1000**
City, State, ZIP+4® **FORT LAUDERDALE, FL 33301**

Postmark Here

PS Form 3800, January 2023 PSN 7530702-000-9047 See Reverse for Instructions

9589 0710 5270 0673 4012 55

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
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☐ Return Receipt (hardcopy)
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☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$
Total Postage and
\$ **8.69**
Sent To **PEMBROKE PARK WAREHOUSES HOLDING**
Roody Jean Gilles Cabinetry
HAF #4471
Street and Apt. No. **3120 PEMBROKE RD #2**
City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

Postmark Here

PS Form 3800, January 2023 PSN 7530702-000-9047 See Reverse for Instructions

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**PEMBROKE PARK
WAREHOUSES HOLDING**

**3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Roody Jean Gilles Cabinetry
- 3120 Pembroke Rd. #2**

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING	4471	04/26/2024
3120 Pembroke Rd. #234 Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING	514220000290	
3120 Pembroke Rd. #234 Pembroke Park, FL 33009		
Legal Description:	AKA:	
20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Roody Jean Gilles Cabinetry - 3120 Pembroke Rd. #2	

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 May, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 4/26/24

Phone #: 954-989-2208

Case # 4471

E-mail: nancy.romero@absolute
mgmt.com

Address of Violation: 3120 Pembroke Rd # 234

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Nancy V. Romero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 4471 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 5/15/2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 9/1/2019 imposing the fine of \$ 83,600 for violation(s) of the Town's Code of Ordinances:

Brief summary for request: financial hardship.

Nancy V. Romero
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

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
4-26-24.

Notary Public State of Florida: [Signature] My Commission expires: 4-8-28





TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Roody Jean Gilles Cabinetry DATE 4/17 2019

SITE ADDRESS 3120 Pembroke Rd Bay(s) 234-235

PERMIT # _____ SUB/PARK Pembroke Park Warehouse

- | | |
|--|---|
| ☐ STOP ALL WORK | ☐ APPROVED PLAN NOT BEING FOLLOWED |
| ☐ NO BUILDING PERMIT | ☐ PERMIT NOT ON JOB |
| ☐ VIOLATION OF FLORIDA BUILDING CODE # _____ | ☐ APPROVED PLAN NOT ON JOB |
| ☒ VIOLATION OF TOWN ORDINANCE # <u>15-17/15-24</u> | ☐ RE-INSPECTION FEE* |
| ☐ NFPA # _____ | |

COMMENTS No current Business Tax Receipt
for business. Business owner will need to
obtain/renew Business License to continue
to operate.

Acct: 113990C

☐ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 15

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

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

TOWN HALL
966-4600

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

Jeffrey Lewis

EXT. # 213

2019/04/17 11:53:00



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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: 4471

vs.

**PEMBROKE PARK WAREHOUSES
HOLDING
ROODY JEAN GILLES CABINETRY**
Respondent(s)

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on August 22, 2019. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3120 PEMBROKE RD, BAY 234
PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3850
HOLLYWOOD BLVD, STE 400, HOLLYWOOD, FL 33021

FOLIO NO.: 5142 20 00 0290

1. The Special Magistrate entered a Final Order on August 22, 2019, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17; 15-24. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on August 22, 2019, 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 August 22, 2019. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$33,100.00 (THIRTY THREE THOUSAND AND ONE HUNDRED DOLLARS AND 00/100) 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:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

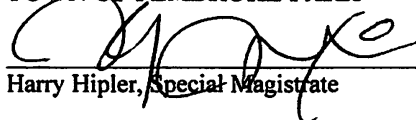
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

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 September 2021.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

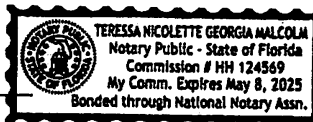
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

September 15th, 2021.


Notary Public, State of Florida



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

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17th day of September, 2021.

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



Town of Pembroke Park
3160 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

Case #:

4471

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Roody Jean Gilles Cabinetry -
3120 Pembroke Rd. #234

FOLIO: 514220000290

LEGAL DESCRIPTION: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 rec...	9/1/2019		\$50.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 ot...	9/1/2019		\$0.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to \$500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of \$100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

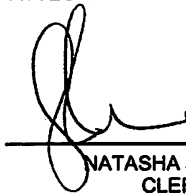
Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

AUG 22 2019

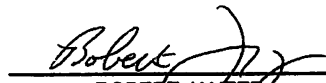
DONE AND ORDERED this _____

ATTEST:



NATASHA JOSEPH
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA



ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: **4471**

vs.

PEMBROKE PARK WAREHOUSES
HOLDING
ROODY JEAN GILLES CABINETRY
Respondent(s)

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on August 22, 2019. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3120 PEMBROKE RD, BAY 234
PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3850
HOLLYWOOD BLVD, STE 400, HOLLYWOOD, FL 33021

FOLIO NO.: 5142 20 00 0290

1. The Special Magistrate entered a Final Order on August 22, 2019, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17; 15-24. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on August 22, 2019, 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 August 22, 2019. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$33,100.00** (THIRTY THREE THOUSAND AND ONE HUNDRED DOLLARS AND 00/100) 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:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

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 September 2021.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

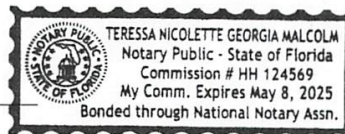
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

September 15th, 2021.


Notary Public, State of Florida



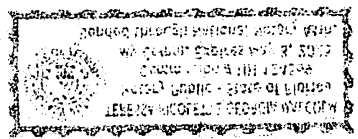
Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

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

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...the ... of ...

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17th day of September, 2021.

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

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON
EXHIBIT A

Respondent(s)

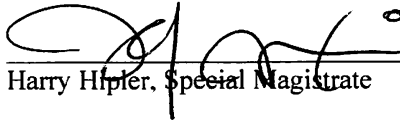
**ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINE
AND LIEN**

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21st, 2022 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 21 day of September, 2022.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

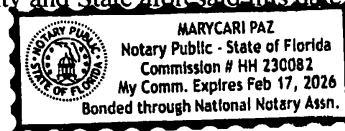
STATE OF FLORIDA
COUNTY OF BROWARD

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, 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:
Sep 21, 2022.



Notary Public, state of Florida



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

EXHIBIT A	NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
	1	4469	PEMBROKE PARK WAREHOUSES HOLDING	3120 SW 19th Street Bay 153, PEMBROKE PARK, FL 33009	NO
	2	4471	PEMBROKE PARK WAREHOUSES HOLDING	3120 Pembroke Rd. #234, PEMBROKE PARK, FL 33009	NO
	3	5699	ORKIN INC / ROLLINS CONTINENTAL INC	1820 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	4	4725	2727 PARK RD LLC	2727 S PARK RD, PEMBROKE PARK, FL 33009	NO
	5	4420	PEMBROKE CROWN LLC	2565 S PARK LN, PEMBROKE PARK, FL 33009	NO
	6	4504	PEMBROKE PARK WAREHOUSES HOLDING	3154 Pembroke Road, PEMBROKE PARK, FL 33009	NO
	7	4746	PEMBROKE PARK WAREHOUSES HOLDING	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155	NO
	8	4475	PEMBROKE PARK WAREHOUSES HOLDING	3130 Pembroke Rd Bay 658, PEMBROKE PARK, FL 33009	NO
	9	6159	LAKE VILLA ASSOCIATES LTD	2300 S PARK RD, PEMBROKE PARK, FL 33009	NO
	10	6297	2400 SW30 LLC	2400 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	11	6392	ANO LLC	1960 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	12	6308	HALLANDALE RETAIL LLC	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009	NO

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 29 day of September, 2022.

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

7020 0640 0000 5918 9652

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

Postage
 \$3.06

Total Postage and

\$

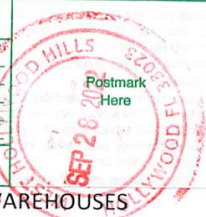
Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800,

PEMBROKE PARK WAREHOUSES
 HOLDING
 A.F.F.L #4504, #4746, #4471
 3850 HOLLYWOOD BLVD STE 400,
 HOLLYWOOD, FL, 33021



7020 0640 0000 5918 9690

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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

PS Form 3800,

PEMBROKE PARK WAREHOUSES
 HOLDING
 A.F.F.L #4471
 3120 PEMBROKE RD #234,
 PEMBROKE PARK, FL, 33009



7020 0640 0000 5918 9669

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

Postage
 \$8.06

Total Postage and

\$

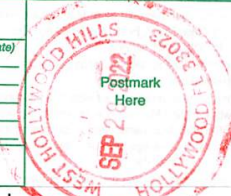
Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800,

ZEMEL, FRANKLIN L
 C/O ARSTEIN & LEHR LLP
 A.F.F.L #4504, #4746, #4471
 200 EAST LAS OLAS BLVD, STE 1000,
 FORT LAUDERDALE, FL, 33301



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery												
1. Article Addressed to: ZEMEL, FRANKLIN L C/O ARSTEIN & LEHR LLP N.H.A.F #4504, #4746, #4471 200 EAST LAS OLAS BLVD, STE 1000, FORT LAUDERDALE, FL, 33301  9590 9402 6921 1104 9655 27	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No												
2. Article Number (Transfer from service label) 7021 1970 0000 4565 3864	3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®												
☐ Adult Signature Restricted Delivery	☐ Registered Mail™												
☒ Certified Mail®	☐ Registered Mail Restricted Delivery												
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™												
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery												
☐ Collect on Delivery Restricted Delivery													

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery												
1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING N.H.A.F #4504, #4746, #4471 3850 HOLLYWOOD BLVD STE 400, HOLLYWOOD, FL, 33021  9590 9402 6921 1104 9655 03	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No												
2. Article Number (Transfer from service label) 7021 1970 0000 4565 3888	3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®												
☐ Adult Signature Restricted Delivery	☐ Registered Mail™												
☒ Certified Mail®	☐ Registered Mail Restricted Delivery												
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™												
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery												
☐ Collect on Delivery Restricted Delivery													

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

7021 1970 0000 4565 3871

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OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 7.82

Total Postage and Fees
\$

Sent To
Street and Apt. No. N.H.A.F #4471
City, State, ZIP+4 3120 PEMBROKE RD #234,
PEMBROKE PARK, FL, 33009

PS Form 3800, Apr 2010

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
BOYNTON BEACH FL
33437-USPS

7021 1970 0000 4565 3871

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OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 7.82

Total Postage and Fees
\$

Sent To
Street and Apt. No. N.H.A.F #4504, #4471
City, State, ZIP+4 3150 PEMBROKE RD,
PEMBROKE PARK, FL, 33009

PS Form 3800, Apr 2010

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
BOYNTON BEACH FL
33437-USPS

7021 1970 0000 4565 3888

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 \$ 8.06
 Total Postage and Fees \$
 Sent To PEMBROKE PARK WAREHOUSES
 HOLDING
 Street and Apt. No. N.H.A.F #4504, #4746, #4471
 City, State, ZIP+4® 3850 HOLLYWOOD BLVD STE 400,
 HOLLYWOOD, FL, 33021
 PS Form 3800, April 2019

JOG ROAD STATION
 6400 W BOYNTON BEACH BLVD
 AUG 18 2022 Postmark Here
 BOYNTON BEACH FL
 33437-USPS

7021 1970 0000 4565 3864

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

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OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$ 8.06
 Total Postage and Fees \$
 Sent To ZEMEL, FRANKLIN L
 C/O ARSTEIN & LEHR LLP
 Street and Apt. No. N.H.A.F #4504, #4746, #4471
 City, State, ZIP+4® 200 EAST LAS OLAS BLVD, STE 1000,
 FORT LAUDERDALE, FL, 33301
 PS Form 3800, April 2019

JOG ROAD STATION
 6400 W BOYNTON BEACH BLVD
 AUG 18 2022 Postmark Here
 BOYNTON BEACH FL
 33437-USPS



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
4471

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Roody Jean Gilles Cabinetry -
3120 Pembroke Rd. #234

Respondent(s)

On 8/31/2021 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK WAREHOUSES HOLDING
Address:	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio:	514220000290
Site Address:	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Roody Jean Gilles Cabinetry - 3120 Pembroke Rd. #234
Legal Description:	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 8/31/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 8/31/2021

Notes/Mean of Correction:

No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate
Acct: 113990C

Further, Affiant sayeth naught

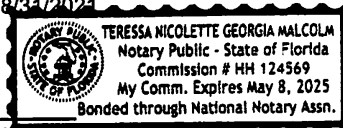
STATE OF FLORIDA

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 8/31/2021


NOTARY PUBLIC, STATE OF FLORIDA



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**PEMBROKE PARK
WAREHOUSES HOLDING**

**3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Roody Jean Gilles Cabinetry -
3120 Pembroke Rd. #234**

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

4471

Date:

08/16/2022

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description:

514220000290

Certified Mail #:

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

AKA:

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Roody Jean Gilles Cabinetry -
3120 Pembroke Rd. #234

You are hereby summoned to appear and otherwise notified that the Code Enforcement 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 enforcement case(s) 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.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement 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 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



Site Address	3120 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0290
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48-09
Abbr Legal Description	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25		

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

* 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*	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170				
2021	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170	\$35,120.67			
2020	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170	\$35,246.75			
2022* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,633,170	\$1,633,170	\$1,633,170	\$1,633,170				
Portability	0	0	0	0				
Assessed/SOH	\$1,633,170	\$1,633,170	\$1,633,170	\$1,633,170				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$1,633,170	\$1,633,170	\$1,633,170	\$1,633,170				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
12/1/1992	TD*	\$100	20656 / 140	\$2.00	207,177	SF		
8/1/1990	TD*	\$100		\$9.00	400	OA		
10/1/1971	WD	\$142,000						
9/1/1968	WD	\$65,000						
2/1/1962	WD	\$15,000		Adj. Bldg. S.F. (Card, Sketch)		81132		
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1973/1972				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

* Denotes Multi-Parcel Sale (See Deed)



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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

Case #:

4471

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Roody Jean Gilles Cabinetry -
3120 Pembroke Rd. #234

FOLIO: 514220000290

LEGAL DESCRIPTION: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 rec...	9/1/2019		\$50.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 of...	9/1/2019		\$0.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to \$500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of \$100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

AUG 22 2019

DONE AND ORDERED this _____

ATTEST:



 NATASHA JOSEPH
 CLERK
 CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
 TOWN OF PEMBROKE PARK, FLORIDA



 ROBERT JANZER
 CHAIRPERSON
 CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING S.O.C.L. #4504, 4469, 4471 3150 PEMBROKE PARK, PEMBROKE PARK, FL, 33009		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery	
2. Article Number (Transfer from service label) 9590 9402 6610 1028 6993 90 7021 0350 0001 0298 2321		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING / ROODY JEAN CABINETRY S.O.C.L. #4471 3120 PEMBROKE ROAD, BAY 234, PEMBROKE PARK, FL, 33009		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery	
2. Article Number (Transfer from service label) 9590 9402 6610 1028 6994 37 7021 0350 0001 0298 2291		Domestic Return 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 on \$ Sent To PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746 F.O. #4471, #4405, #4469, #4504, #4475 City, State, ZIP+4	Postmark Here SEP 13 2019
PS Form 3800, July 2015 PSN 7530-02-000-9053	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery Leslie Loring 09/18/19 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746 F.O. #4471, #4405, #4469, #4504, #4475		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery	
2. Article Number (Transfer from service label) 9590 9402 4839 9032 7073 52 7019 1120 0000 9007 2571		Domestic Return Receipt	

7021 0350 0001 0298 2321

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

Postmark
Here

Postage

\$

Total Postage and F

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Ap

PEMBROKE PARK WAREHOUSES
 HOLDING
 S.O.C.L. #4504, 4469, 4471
 3150 PEMBROKE PARK,
 PEMBROKE PARK, FL, 33009

7021 0350 0001 0298 2307

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

Postmark
Here

Postage

\$

Total Postage and F

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Ap

PEMBROKE PARK WAREHOUSES
 HOLDING
 S.O.C.L. #4504, 4469, 4471
 3850 HOLLYWOOD BLVD STE 400,
 HOLLYWOOD, FL, 33021

7021 0350 0001 0298 2291

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OFFICIAL USE

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

Postmark
Here

Postage

\$

Total Postage and F

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Ap

PEMBROKE PARK WAREHOUSES
 HOLDING / ROODY JEAN CABINETRY
 S.O.C.L. #4471
 3120 PEMBROKE ROAD, BAY 234,
 PEMBROKE PARK, FL, 33009

7016 3010 0000 1234 1021

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Certified Mail Fee	
\$	3.50
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

\$

Total Postage and F

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Ap

Roody Jean Gilles Cabinetry
 3120 Pembroke Rd, #234-235
 Pembroke Park, FL 33009
 F.O. #4471

7018 2290 0000 5950 5634

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2015

PEMBROKE PARK WAREHOUSES HOLDING
 3850 HOLLYWOOD BLVD STE 400
 HOLLYWOOD FL 33021-6746
 NOH #4471, #4405, #4469, #4504,
 #4475

7018 2290 0000 5950 5450

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

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800

Roody Jean Gilles Cabinetry
 3120 Pembroke Rd, #234-235
 Pembroke Park, FL 33009
 NOH #4471

7021 0350 0001 0298 2314

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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	\$
Sent To	ZEMEL, FRANKLIN L
Street and Apt. No.	C/O ARSTEIN & LEHR LLP
City, State, ZIP+4®	S.O.C.L. #4504, 4469, 4471 200 EAST LAS OLAS BLVD, SUITE 1000, FORT LAUDERDALE, FL, 33301

PS Form 3800, Apr 2010

SEP 17 2021
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■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: ZEMEL, FRANKLIN L C/O ARSTEIN & LEHR LLP S.O.C.L. #4504, 4469, 4471 200 EAST LAS OLAS BLVD, SUITE 1000, FORT LAUDERDALE, FL, 33301		A. Signature X <i>Sackelga Dawn</i> ☒ Agent ☐ Addressee B. Received by (Printed Name) ☐ Date of Delivery <i>9/28/17</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7021 0350 0001 0298 2314		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (0)	
9590 9402 6610 1028 6993 83		PS Form 3811, July 2020 PSN 7530-02-000-9053	

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Roody Jean Gilles Cabinetry - 3120 Pembroke Rd. #234

Legal Description

Case Status Open **Case #** 4471 **Date Next Inspection** 8/31/2021

Notes No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate
Acct: 113990C

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/17/2019		Notice of Violation	Posted to Property
8/6/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/27/2019	8/22/2019	Final Order	Certified Mail
8/31/2021		Affidavit of Non-Compliance	Certified Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 8/31/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 8/31/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$37,200.00
Admin Fixed		Admin Fixed		\$100.00

Case Overview

			Total Fines	\$37,300.00
--	--	--	--------------------	--------------------

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$37,300.00

7021 0350 0001 0298 2185

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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	\$ <u>8.36</u>
Sent To	PEMBROKE PARK WAREHOUSES HOLDING H.C.F #4504, 4469, 4471 3150 PEMBROKE RD, PEMBROKE PARK, FL, 33009
Street and Apt. No.,	
City, State, ZIP+4®	
PS Form 3800, Apr	

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ <u>8.36</u>
Sent To	ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP H.C.F #4504, 4469, 4471 200 EAST LAS OLAS BLVD, SUITE 1000 FORT LAUDERDALE, FL, 33301
Street and Apt. No.,	
City, State, ZIP+4®	
PS Form 3800, Apr	

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7021 0350 0001 0298 2178

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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	\$ <u>8.36</u>
Sent To	PEMBROKE PARK WAREHOUSES HOLDING H.C.F #4504, 4469, 4471 3850 HOLLYWOOD BLVD STE 400, HOLLYWOOD, FL, 33021
Street and Apt. No.,	
City, State, ZIP+4®	
PS Form 3800, Apr	

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7021 0350 0001 0298 2147

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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	\$ <u>7.33</u>
Sent To	PEMBROKE PARK WAREHOUSES ROODY JEAN CABINETRY H.C.F #4471 3120 PEMBROKE ROAD, BAY 234 PEMBROKE PARK, FL, 33009
Street and Apt. No.,	
City, State, ZIP+4®	
PS Form 3800, Apr	

Postmark Here

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <u>Alex Garcia</u> ☐ Agent ☐ Addressee
1. Article Addressed to: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP H.C.F #4504, 4469, 4471 200 EAST LAS OLAS BLVD, SUITE 1000 FORT LAUDERDALE, FL, 33301	B. Received by (Printed Name) _____ C. Date of Delivery <u>9/8/21</u>
2. Article Number (Transfer from service label) <u>7021 0350 0001 0298 2161</u>	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
Domestic Return Receipt	

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



Site Address	3120 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0290
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48
Abbr Legal Description	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25		

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

* 2021 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170	
2020	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170	\$35,246.75
2019	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170	\$35,658.63
2021* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$1,633,170	\$1,633,170	\$1,633,170	\$1,633,170	
Portability	0	0	0	0	
Assessed/SOH	\$1,633,170	\$1,633,170	\$1,633,170	\$1,633,170	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$1,633,170	\$1,633,170	\$1,633,170	\$1,633,170	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
12/1/1992	TD*	\$100	20656 / 140	\$2.00	207,177
8/1/1990	TD*	\$100		\$9.00	400
10/1/1971	WD	\$142,000			
9/1/1968	WD	\$65,000			
2/1/1962	WD	\$15,000			
				Adj. Bldg. S.F. (Card, Sketch)	
				Eff./Act. Year Built: 1973/1972	

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Profit Corporation

PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

Document Number	P92000009334
FEI/EIN Number	65-0373621
Date Filed	12/04/1992
State	FL
Status	ACTIVE

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

CORNFELD, ROBERT M
3850 HOLLYWOOD BLVD # 400
HOLLYWOOD, FL 33021

Annual Reports

Report Year	Filed Date
2019	03/18/2019

8/31/2021

Detail by Entity Name

2020 05/03/2020
2021 03/30/2021

Document Images

03/30/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
04/19/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
03/31/2004 -- ANNUAL REPORT	View image in PDF format
03/05/2003 -- ANNUAL REPORT	View image in PDF format
05/02/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2001 -- ANNUAL REPORT	View image in PDF format
04/28/2000 -- ANNUAL REPORT	View image in PDF format
04/02/1999 -- ANNUAL REPORT	View image in PDF format
04/24/1998 -- ANNUAL REPORT	View image in PDF format
04/21/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING
ROODY JEANS GILLES CABINETRY
Respondent

CASE NO. 4471

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING/ ROODY JEANS GILLES CABINETRY

TYPE OF PROCESS: HEARING TO CONFIRM FINE

ADDRESS: 3120 PEMBROKE RD BAY 234, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/ ROODY JEANS GILLES CABINETRY AT 3:34 P.M. ON THE 7 DAY OF SEPTEMBER 2021.

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

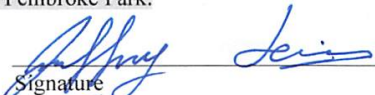
TYPE OF SERVICE

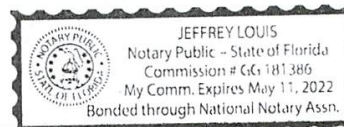
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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.
**PEMBROKE PARK
WAREHOUSES HOLDING**
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Roody Jean Gilles Cabinetry -
3120 Pembroke Rd. #234

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING	4471	08/31/2021
3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021		
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING	514220000290	
3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021		
Legal Description:	AKA:	
20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Roody Jean Gilles Cabinetry - 3120 Pembroke Rd. #234	

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 September, 2021 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 100, 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 954-955-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 955-4600, Ext. 215

1 of 1

09/07/2021 03:34

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.

**PEMBROKE PARK
WAREHOUSES HOLDING**

**3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Roody Jean Gilles Cabinetry -
3120 Pembroke Rd. #234**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4471	08/31/2021
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000290	
Legal Description:	AKA:	
20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Roody Jean Gilles Cabinetry - 3120 Pembroke Rd. #234	

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 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,

Joseline Ramirez

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



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

113990C

APPLICATION FORM

Application Category: No Business Tax / Inspection Fees Only

Application Date: 5/11/2017

Business Owner Information (Residential Usage)

Business Name: ROODY JEAN GILLES CABINETRY

Business Owner/Corporation/Partnership:

Business Address: 3120 PEMB RD, 234-235

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone:

Other Phone:

7863998103

Fax #:

E-Mail:

Contact Person's Name:

ROODY JEAN GILLES

Parcel Information

Folio Number: 514220000290

Legal Description:

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 11277 NW 17 AVENUE

City / State / Zip: MIAMI FL 33167

Business Description:

FIRE INSPECTION

Limitations:

(NO BTR - NEED TO APPLY)

Town of Pembroke Park

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



INVOICE

DATE: September 10, 2021
INVOICE # 323
FOR:

Case # 4471

Pembroke Park Warehouses Holding
Roody Jean Gilles Cabinetry
3120 Pembroke Rd, Bay 234
Pembroke Park, FL 33009

Bill To:

Pembroke Park Warehouses
Holding
3120 Pembroke Rd, Bay 234
Pembroke Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 15-17; 15-24		
	Final Order on 08/22/2019		
1	Admin Fee	\$ 100.00	\$ 100.00
744	Day(s) of Per Diem from (09/02/2019-09/15/2021)	\$ 50.00	\$ 37,200.00
84	Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)	\$ (50.00)	\$ (4,200.00)
Balance			\$ 33,100.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/06/2019

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

4471

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000290

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

AKA:

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Roody Jean Gilles Cabinetry -
3120 Pembroke Rd. Bay 234

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/17/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	15

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)

15

No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate
Acct: 113990C

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 22nd day of August, 2019 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Jeffrey Louis


8/6/2019



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3120 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0290
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48
Abbr Legal Description	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170	
2018	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170	\$35,157.43
2017	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170	\$35,420.52
2019 Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$1,633,170	\$1,633,170	\$1,633,170	\$1,633,170	
Portability	0	0	0	0	
Assessed/SOH	\$1,633,170	\$1,633,170	\$1,633,170	\$1,633,170	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$1,633,170	\$1,633,170	\$1,633,170	\$1,633,170	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
12/1/1992	TD*	\$100	20656 / 140	\$2.00	207,177
8/1/1990	TD*	\$100		\$9.00	400
10/1/1971	WD	\$142,000			
9/1/1968	WD	\$65,000			
2/1/1962	WD	\$15,000			
				Adj. Bldg. S.F. (Card, Sketch)	81132
				Eff./Act. Year Built: 1973/1972	

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

4471

Date:

8/6/2019 12:00:00 AM

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description:

514220000290

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

AKA:

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Roody Jean Gilles Cabinetry -
3120 Pembroke Rd. Bay 234

Mailing Purposes Only

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

Customer Number **113990C** **APPLICATION FORM**

Application Category: No Business Tax / Inspection Fees Only Application Date: 5/11/2017

Business Owner Information (Residential Usage)

Business Name: ROODY JEAN GILLES CABINETRY

Business Owner/Corporation/Partnership: _____

Business Address: 3120 PEMB RD, 234-235

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: _____ Other Phone: 7863998103 Fax #: _____

E-Mail: _____ Contact Person's Name: ROODY JEAN GILLES

Parcel Information

Folio Number: 514220000290 Legal Description: _____

Prior Use: _____

Current Use: _____

Contact Information

Name: _____

Mailing Address: 11277 NW 17 AVENUE

City / State / Zip: MIAMI FL 33167

Business Description:
FIRE INSPECTION

Limitations:
(NO BTR - NEED TO APPLY)



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

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

4471

Date:

4/17/2019 12:00:00 AM

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description:

514220000290

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

AKA:

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Roody Jean Gilles Cabinetry -
3120 Pembroke Rd. Bay 234

Mailing Purposes Only



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #: 4471

Date: 04/17/2019

Property Owner: PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description: 514220000290

Certified Mail #:

Legal Description: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

AKA: 3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Roody Jean Gilles Cabinetry -
3120 Pembroke Rd. Bay 234

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/17/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	15
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)	15

Notes/Means of Correction:

No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate
Acct: 113990C

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.


Jeffrey Louis

Town Of Pembroke Park
 3150 S.W. 52nd Avenue
 Pembroke Park, FL 33023-5413
 Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186



ANNUAL BILLING STATEMENT

ROODY JEAN GILLES CABINETRY
 11277 NW 17 AVENUE
 MIAMI FL 33167

ACCOUNT NO.
113990C

DATE
6/26/2018

BUSINESS DESCRIPTION
 FIRE INSPECTION
 (NO BTR - NEED TO APPLY)

BUSINESS ADDRESS
 3120 PEMB RD, 234-235

DATE	DESCRIPTION	AMOUNT
FY 2017	Annual Fire Department Inspection	160.00
	- Date of Insp 04/18/17	
FY 2018	Penalty Fee / Late Charges	23.15
	- Del. Penalty-Mar 1	

ATTENTION!!! IMPORTANT NOTICE: Payments received by the Town will first be applied to the oldest outstanding balances due, if any, on your accounts payable to the Town and then to current account balances due. All outstanding account balances due to the Town must be paid in full prior to receiving a Business Tax Receipt renewal.

PAY ALL FEES BY SEPT 30th	SUB-TOTAL	\$183.15
TO AVOID THE FOLLOWING PENALTIES!! (F.S. 205.053)		
Oct. 1st - 10% Nov. 1st - 15% Dec. 1st - 20% Jan. 1st - 25%		
PAST DUE AMOUNT STARTING ON OR AFTER MARCH 1st	PLEASE PAY	\$183.15
an additional penalty of \$250.00 will be imposed (P.P. Code 15-40c)		

\$183.15 Feb. 1 \$205.00 + Penalty - Mar. 1 \$3.08 Total Due \$208.08



TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Roody Jean Gilles Cabinda DATE 4/17 2019

SITE ADDRESS 3120 Pembroke Rd Bay(s) 234-235

PERMIT # _____ SUB/PARK Pembroke Park Warehouse

- | | |
|--|---|
| ☐ STOP ALL WORK | ☐ APPROVED PLAN NOT BEING FOLLOWED |
| ☐ NO BUILDING PERMIT | ☐ PERMIT NOT ON JOB |
| ☐ VIOLATION OF FLORIDA BUILDING CODE # _____ | ☐ APPROVED PLAN NOT ON JOB |
| ☒ VIOLATION OF TOWN ORDINANCE # <u>15-17/15-24</u> | ☐ RE-INSPECTION FEE* |
| ☐ NFPA # _____ | |

COMMENTS No current Business Tax Receipt for business. Business owner will need to obtain/renew Business License to continue to operate.

Acct: 113990c

☐ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 15

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

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

**TOWN HALL
966-4600**

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

Jeffrey Louis

EXT. # 213

2019/04/17 11:53:0

FERNANDO

954-987-2278 YES

**TOWN OF
PEMBROKE PARK
VIOLATION NOTICE**

NAME Roddy Jean Gilles Cabini DATE 4/17/2019

SITE ADDRESS 3120 Pembroke Rd Bay(s) 234-235

PERMIT # _____ SUB/PARK Pembroke Parks Warehouse

☐ STOP ALL WORK
☐ NO BUILDING PERMIT
☐ VIOLATION OF FLORIDA BUILDING CODE # _____
☒ VIOLATION OF TOWN ORDINANCE # 15-17/15-24
☐ NFPA # _____

☐ APPROVED PLAN NOT BEING FOLLOWED
☐ PERMIT NOT ON JOB
☐ APPROVED PLAN NOT ON JOB
☐ RE-INSPECTION FEE*

COMMENTS No current Business Tax Receipt for business. Business owner will need to obtain/renew Business License to continue to operate.

Acct: 113990C

☐ 2 X FEE
☐ FINE
 DAYS TO COMPLY 15

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

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

☐ STRUCTURAL
☐ PLUMBING
☐ MECHANICAL
☐ ELECTRICAL

☒ CODE ENF.
☐ SEWER
☐ ZONING
☐ ENGINEERING

**TOWN HALL
966-4600**

Jeffrey Lewis EXT. # 213
INSPECTOR

2019/04/17 11:57:36



2019/04/17 11:57:54

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Roody Jean Giles Cabinetry
3120 Pembroke Rd, Bay 234
Pembroke Park, FL 33009
NOV #4471

Hasler

FIRST-CLASS MAIL

04/24/2019

US POSTAGE

\$000.50⁰⁰



ZIP 33023
011D10656696

Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

Hasler

04/24/2019

US POSTAGE \$001.60⁰⁰



ZIP 33023
011D10656696

Pembroke Park Warehouses Holding
3850 Hollywood Blvd, Ste 400
Hollywood, FL 33021
NOV #4465, #4468, #4469, #4470,
#4471, #4472, #4473, #4475, #4474

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holding	3172 - 3178 Pembroke Rd Pembroke Park, FL 33023	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3172, 3174, 3176, 3178 Pembroke Rd

Folio

514220000300

Legal Description

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

Case Status Closed **Case #** 5376

Notes

1. Unpermitted tenant build out. Obtain permit and inspections.
2. Unpermitted electrical and a/c units. Obtain permit and inspections.
3. Unpermitted structures (mezzaines, stairs, and railings). Obtain permit and inspections.
4. 3172 Pembroke Rd, 3174 Pembroke Rd, 3176 Pembroke Rd and 3178 Pembroke Rd have been connected by demolition of fire rated walls. Obtain permit and inspections.
5. Double permit fee assessed.

No permits obtained as of 3/3/2022 and no follow up as of 03/03/2022

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/7/2020		Notice of Violation	Hand Regular Mail
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/17/2022	3/16/2022	Final Order	Certified Mail
5/26/2022	6/15/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
6/15/2022	6/15/2022	Amended Final Order	Certified Mail Hand
9/27/2023		Affidavit of Compliance	Regular Mail
4/26/2024	5/15/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	9/27/2023

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...	9/27/2023
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.	9/27/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	9/27/2023	\$102,000.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$102,200.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$102,200.00

Town of Pembroke Park

INVOICE

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



DATE: May 14, 2024
INVOICE # 435
FOR:

Case #5376
PEMBROKE PARK
WAREHOUSES HOLDING
3172, 3174, 3176, 3178
PEMBROKE RD,
PEMBROKE PARK, FL 33023

Bill To:
PEMBROKE PARK
WAREHOUSES HOLDING
3172, 3174, 3176, 3178
PEMBROKE RD,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17 and 15-24.		
	Amended Final Order 06/15/2022		
1	Admin Fee 03/16/2022	\$ 100.00	\$ 100.00
1	Admin Fee 06/15/2022	\$ 100.00	\$ 100.00
408	Day(s) of Per Diem from (08/15/2022 - 09/27/2023)	\$ 250.00	\$ 102,000.00
	Recommend to Abate Per Diem Fine by 85%		\$ 15,300.00
	\$15,300.00 + \$100.00 + \$100.00		\$ 15,500.00
	Balance	\$	102,200.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)

Respondent

CASE NO. 5376

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3150 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 11:11 A.M. ON THE 29 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

Jean Gustin
AFFIANT

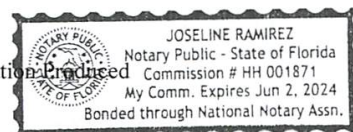
STATE OF FLORIDA
COUNTY OF BROWARD

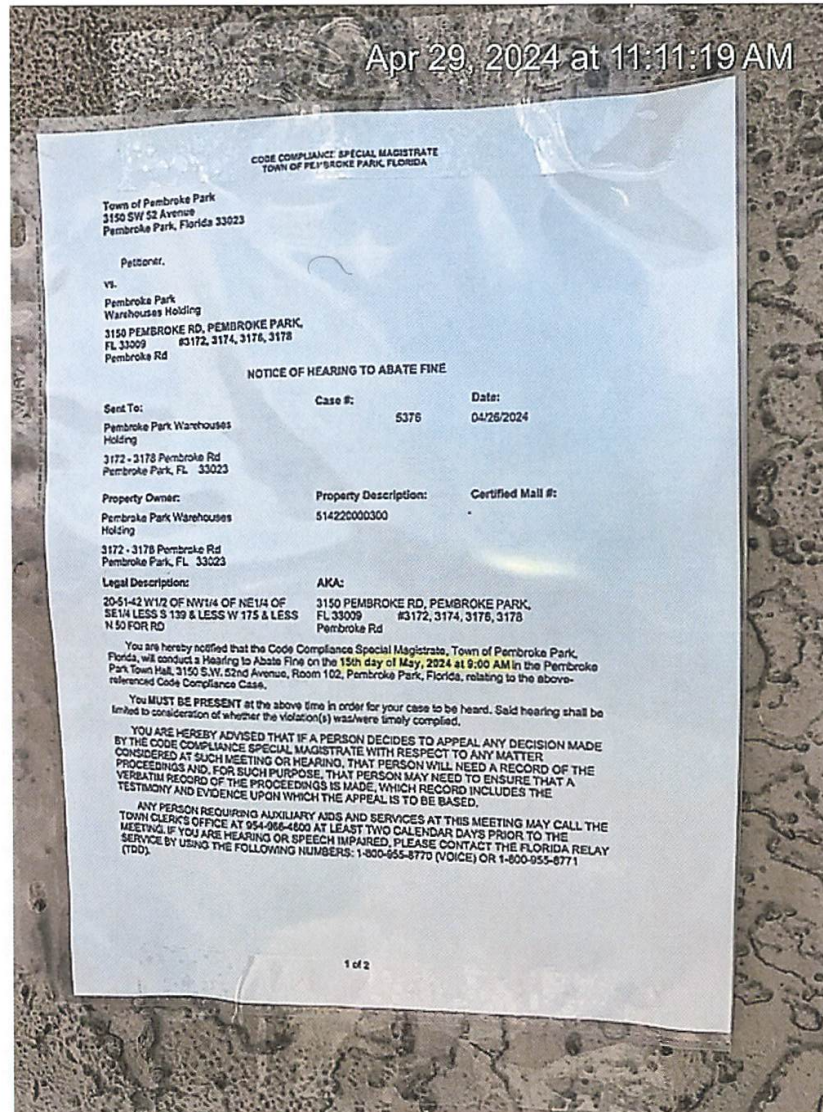
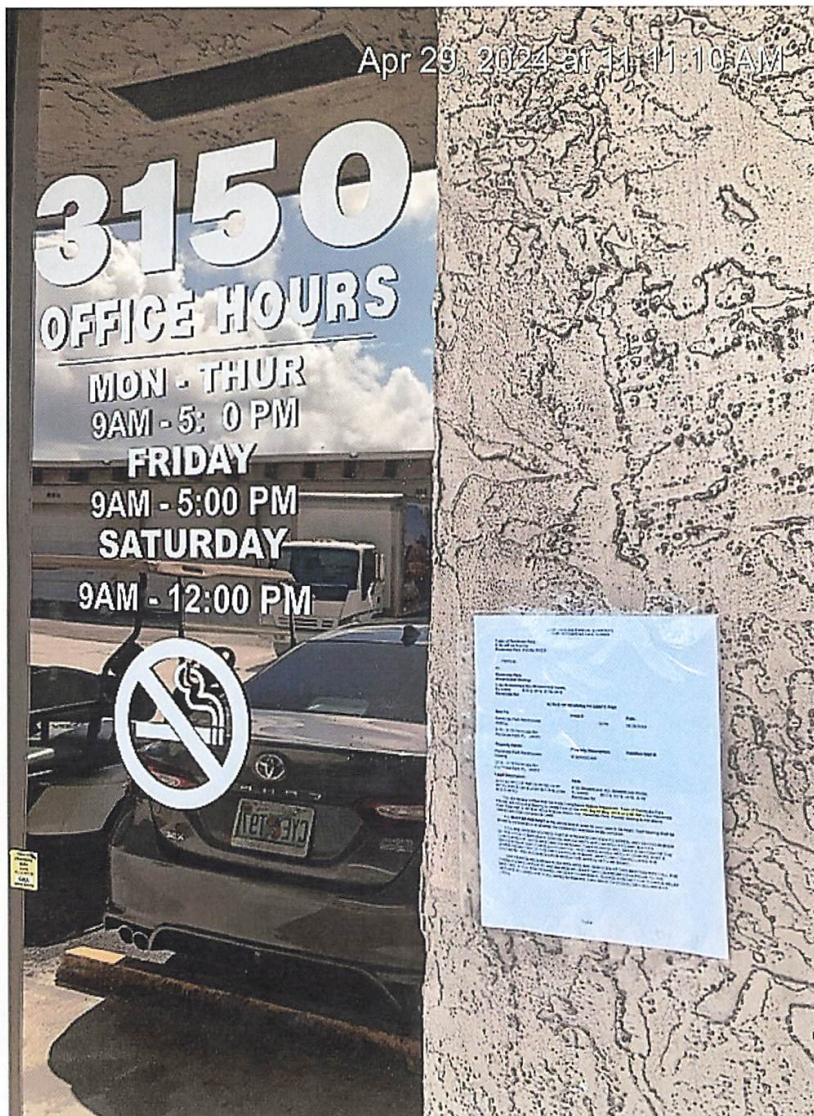
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

J. Gustin
Signature

Personally Known ☐ OR Produced Identification ☐

Type of Identification Produced





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Pembroke Park
Warehouses Holding

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3172, 3174, 3176, 3178
Pembroke Rd

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
Pembroke Park Warehouses Holding	5376	04/26/2024
3172 - 3178 Pembroke Rd Pembroke Park, FL 33023		
Property Owner:	Property Description:	Certified Mail #:
Pembroke Park Warehouses Holding	514220000300	
3172 - 3178 Pembroke Rd Pembroke Park, FL 33023		
Legal Description:	AKA:	
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3172, 3174, 3176, 3178 Pembroke Rd	

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 May, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 4/19/24

Phone #: 305-308-1213

Case # 5372

E-mail: nancy.romero@absolute
mgmt.com

Address of Violation: 3172 / 3174 / 3176 / 3178

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Nancy Romero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5372 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 6/19/24 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 03/16/22 imposing the fine of \$ 102,200.00 for violation(s) of the Town's Code of Ordinances: 5-105; 5-2 (a)(b)

Brief summary for request: Gas violation is completed,
Reduce fees.

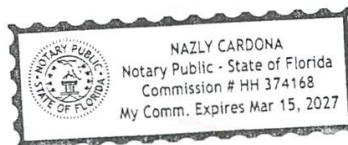
Nancy V. Romero
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Nancy Romero and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 4/19/2024.

Notary Public State of Florida: Nazly Cardona GA My Commission expires: Mar 15, 2027



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5376
Petitioner,)
)
vs.)
)
)
PEMBROKE PARK WAREHOUSES)
HOLDING/ZEPPLIN PRODUCTS INC.
Respondent(s)

AMENDED 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: 3172 PEMBROKE RD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

FOLIO NO.: 5142 30 13 0330

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25A LESS W 15 FOR RD

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 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

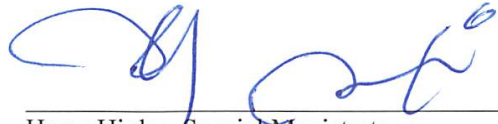
ORDER

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3 THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the
4 Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE
5 SECTION(S) 5-105 and 5-2(a)(b) WITHIN 60 DAYS OF THE DATE OF THE FORMAL
6 HEARING held on 15th day of June 2022. If the Respondent(s) does/do not comply within the
7 time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH
8 DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN
9 ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE. A
10 MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00)
11 SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.
12

13 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
14 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
15 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
16 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
17 DETERMINE IF COMPLIANCE HAS OCCURRED.
18

19
20 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
21 this 15th day of June 2022.
22

23
24 **TOWN OF PEMBROKE PARK**

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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 17 day of June, 2022.

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

9589 0710 5270 0673 4012 7921

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☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$
Total Postage and
\$ **8.69**
Sent To
PEMBROKE PARK WAREHOUSES HOLDING
HAF #4471, #5379, #5376, #7722
Street and Apt. No.
3850 HOLLYWOOD BLVD STE 400
City, State, ZIP+4®
HOLLYWOOD FL 33021

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

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☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
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Total Postage and
\$ **8.69**
Sent To
ZEMEL, FRANKLIN L C/O SAUL EWING, LLP
HAF #4471, #5379, #5376, #7722
Street and Apt. No.,
200 EAST LAS OLAS BLVD., SUITE 1000
City, State, ZIP+4®
FORT LAUDERDALE, FL 33301

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

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Total Postage and
\$ **8.69**
Sent To
PEMBROKE PARK WAREHOUSES HOLDING
HAF #5376
Street and Apt. No.
3176 PEMBROKE RD.
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

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

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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
\$ **8.69**
Sent To
PEMBROKE PARK WAREHOUSES HOLDING
HAF #5376
Street and Apt. No.,
3178 PEMBROKE RD.
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

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

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☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
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Total Postage and
\$ **8.69**
Sent To
PEMBROKE PARK WAREHOUSES HOLDING
HAF #5376
Street and Apt. No.
3174 PEMBROKE RD.
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

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

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☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$
Total Postage and
\$ **8.69**
Sent To
PEMBROKE PARK WAREHOUSES HOLDING
HAF #5376
Street and Apt. No.
3172 PEMBROKE RD.
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>Leslie Loring</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING HAF #4471, #5379, #5376, #7722 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021  9590 9402 7581 2098 7725 69		B. Received by (Printed Name) <i>Leslie Loring</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 9589 0710 5270 0673 4012 79		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 THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>Leslie Loring</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING HAF #5376 3174 PEMBROKE RD, PEMBROKE PARK, FL 33009  9590 9402 7581 2098 7726 44		B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 9589 0710 5270 0673 4011 87		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7021 1970 0000 4565 3178

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 8.36
Total Postage and	
Sent To	Pembroke Park Warehouses Holding
Street and Apt. No.	/Air Concepts A/C Services Inc.
City, State, Zip+4®	A.F.O #5387, 5366,#5376,#4746,#5379 3850 HOLLYWOOD BLVD STE 400, HOLLYWOOD, FL, 33021
PS Form 3800, Apr 2010	

7021 1970 0000 4565 3192

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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	\$ 8.36
Total Postage and	
Sent To	Pembroke Park Warehouses
Street and Apt. No.	Holding/Air Concepts A/C Services Inc.
City, State, Zip+4®	A.F.O #5387, 5366,#5376,#4746,#5379 3150 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009
PS Form 3800, Apr 2010	

7021 1970 0000 4565 3208

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 8.36
Total Postage and F	
Sent To	FRANKLIN L ZEMEL C/O ARNSTEIN
Street and Apt. No.	& LEHR LLP
City, State, Zip+4®	A.F.O #5387, 5366,#5376,#4746,#5379 200 EAST LAS OLAS BLVD. SUITE 1000, FORT LAUDERDALE, FL, 33301
PS Form 3800, Apr 2010	

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Postage	\$ 8.36
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Sent To	Claudia Pinzon/ Pembroke Park
Street and Apt. No.	Warehouses Holding /Air Concepts A/C
City, State, Zip+4®	Services Inc./A.F.O #5387,#5366, #5376, #4746, #5379 3170 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009
PS Form 3800, Apr 2010	

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holding/Zepplin Products Inc.	3172 Pembroke Rd Pembroke Park, FL 33023	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3172, 3174, 3176, 3178 Pembroke Rd

Legal Description

Case Status Open **Case #** 5376 **Date Next Inspection** 6/15/2022

Notes

1. Unpermitted tenant build out. Obtain permit and inspections.
2. Unpermitted electrical and a/c units. Obtain permit and inspections.
3. Unpermitted structures (mezzaines, stairs, and railings). Obtain permit and inspections.
4. 3172 Pembroke Rd, 3174 Pembroke Rd, 3176 Pembroke Rd and 3178 Pembroke Rd have been connected by demolition of fire rated walls. Obtain permit and inspections.
5. Double permit fee assessed.

No permits obtained as of 3/3/2022 and no follow up as of 03/03/2022

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/7/2020		Notice of Violation	Hand Regular Mail
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/17/2022	3/16/2022	Final Order	Certified Mail
5/26/2022	6/15/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as provisions of the building code or the approved proceed in a timely fashion and be done in a workmanlike manner.	6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 6/15/2022

Cert 5/27/22
Posted 06/03/2022
No permit as of 6/15/22
30 days/250/\$100

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/15/2022
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$100.00

7021 1970 0000 4565 5981

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Postage
 \$ 8.16

Total Postage and
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Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

Pembroke Park Warehouses Holding
 /Air Concepts A/C Services Inc.
 H.E.T #5387, #5366, #5376, #4746, #5379
 3850 HOLLYWOOD BLVD STE 400,
 HOLLYWOOD, FL, 33021

Postmark
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Postage
 \$ 8.16

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Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

FRANKLIN L ZEMEL C/O ARNSTEIN
 & LEHR LLP
 H.E.T #5387, #5366, #5376, #4746, #5379
 200 EAST LAS OLAS BLVD SUITE 1000,
 FORT LAUDERDALE, FL, 33301

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☐ Adult Signature Restricted Delivery	\$

Postage
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Total Postage and
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Sent To

Street and Apt. No.

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PS Form 3800, A

Claudia Pinzon/ Pembroke Park
 Warehouses Holding /Air Concepts A/C
 Services Inc./H.E.T #5387, #5366, #5376,
 #4746, #5379
 3170 PEMBROKE ROAD,
 PEMBROKE PARK, FL, 33009

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

Postage
 \$ 8.16

Total Postage and
 \$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

Pembroke Park Warehouses
 Holding/Air Concepts A/C Services Inc.
 H.E.T #5387, #5366, #5376, #4746, #5379
 3150 PEMBROKE ROAD,
 PEMBROKE PARK, FL, 33009

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP/HCF #4475 NOH #5366, #5376, #5387 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Mail Restricted Delivery
9590 9402 6921 1104 8019 17 7021 1970 0000 4565 7572	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

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Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING/ F.O. #5366, #5376, #, #5387/ S.O.C.L #4475 3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Mail Restricted Delivery
9590 9402 6921 1104 8019 62 2. Article Number (Transfer from carrier label) 7021 1970 0000 4565 7558	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

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

Postage \$
 Total Postage and Sent To \$
 Street and Apt. No.
 City, State, ZIP+4®
 PS Form 3800, April 2019 PSN 7530-02-000-9053

PEMBROKE PARK WAREHOUSES
 HOLDING/ F.O. #5366, #5376, #,
 #5387/ S.O.C.L #4475
 3850 HOLLYWOOD BLVD STE 400
 HOLLYWOOD FL 33021-6746

Postmark Here
 MAR 17 2022

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

Postage \$
 Total Postage and Sent To \$
 Street and Apt. No.
 City, State, ZIP+4®
 PS Form 3800, April 2019 PSN 7530-02-000-9053

ZEMEL, FRANKLIN L
 C/O ARNSTEIN & LEHR LLP/HCF #4475
 NOH #5366, #5376, #5387
 200 EAST LAS OLAS BLVD., SUITE 1000
 FORT LAUDERDALE, FL 33301

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 MAR 17 2022

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☐ Return Receipt (electronic)	\$
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☐ Adult Signature Restricted Delivery	\$
Postage \$	
Total Postage a	
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Street and Apt. 7	
City, State, ZIP+	
PS Form 3800	

PEMBROKE PARK WAREHOUSES
HOLDING/ F.O. #5366, #5376, #,
#5387/ S.O.C.L #4475
3150 PEMBROKE ROAD,
PEMBROKE PARK FL 33009

Postmark
MAR 17 2022

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
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1 ZEPPLIN PRODUCTS, INC. NOH #5376, #5377 3172 W PEMBROKE RD HALLANDALE BEACH, FL 33009		B. Received by (Printed Name) <u>Carriz</u> C. Date of Delivery <u>3/14</u>	
2  9590 9402 6379 0303 8582 13		D. Is delivery address different from item 1? ☒ Yes ☐ No If YES, enter delivery address below: <u>3744 SW 30 Ave</u> <u>FL 33312</u>	
3 Article Number (Transfer from service label) 7021 0350 0000 2802 4402		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7021 0350 0000 2802 4624

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

Postmark
 Here

Postage
 \$
 Total Postage and
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 Sent To
 Street and Apt. No.
 City, State, ZIP+4®
 PEMBROKE PARK WAREHOUSES
 HOLDING/ NOH #5366, #5376,
 #5377, #5387/ HCF #4475
 3150 PEMBROKE ROAD,
 PEMBROKE PARK FL 33009

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

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 Total Postage and
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 Sent To
 Street and Apt. No.
 City, State, ZIP+4®
 PEMBROKE PARK WAREHOUSES
 HOLDING/ NOH #5366, #5376,
 #5377, #5387/ HCF #4475
 3850 HOLLYWOOD BLVD STE 400
 HOLLYWOOD FL 33021-6746

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

Postmark
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Postage
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 Total Postage and
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 Sent To
 Street and Apt. No.,
 City, State, ZIP+4®
 ZEMEL, FRANKLIN L
 C/O ARNSTEIN & LEHR LLP/HCF #4475
 NOH #5366, #5376, #5377, #5387
 200 EAST LAS OLAS BLVD., SUITE 1000
 FORT LAUDERDALE, FL 33301

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

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

Postmark
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Postage
 \$
 Total Postage and
 \$
 Sent To
 Street and Apt.
 City, State, ZIP
 ZEPPLIN PRODUCTS, INC.
 NOH #5376, #5377
 3172 W PEMBROKE RD
 HALLANDALE BEACH, FL 33009

PS Form 3800

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

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Postage
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 Total Postage and
 \$7.33
 Sent To
 Street and Apt. No.
 City, State, ZIP+4®
 ZEPPLIN PRODUCTS, INC.
 F.O. #5376
 3172 W PEMBROKE RD
 HALLANDALE BEACH, FL 33009

PS Form 3800

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1. Complete items 1, 2, and 3. 2. Put your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: ZEPPLIN PRODUCTS, INC. F.O. #5376 3172 W PEMBROKE RD HALLANDALE BEACH, FL 33009		A. Signature X ☐ Agent ☐ Addressee	
		B. Received by (Printed Name)	C. Date of Delivery
		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery			
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4778		mail Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

5376, #5377, #5378, #5379

Hasler

FIRST-CLASS MAIL

10/08/2020

US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

Pembroke Park Warehouses
3150 Pembroke Rd
Pembroke Park, FL 33009

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

5376, #5377, #5378, #5379

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FIRST-CLASS MAIL

10/08/2020

US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

Pembroke Park Warehouses Holding
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021-6746

TOWN OF PEMBROKE PARK

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

NOV #5376

Hasler

F

10/08/2020

US POSTAGE \$0



01

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING /Zeppelin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33023

Case #:

5376



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0300
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48
Abbr Legal Description	20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$153,770	\$2,892,090	\$3,045,860	\$1,016,980	
2021	\$153,770	\$2,892,090	\$3,045,860	\$924,530	\$33,589.90
2020	\$153,770	\$2,674,240	\$2,828,010	\$840,490	\$31,068.51

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$3,045,860	\$3,045,860	\$3,045,860	\$3,045,860
Portability	0	0	0	0
Assessed/SOH	\$1,016,980	\$3,045,860	\$1,016,980	\$1,016,980
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	\$1,016,980	\$3,045,860	\$1,016,980	\$1,016,980

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1992	TD*	\$100	20656 / 143
8/1/1990	TD*	\$100	

Land Calculations

Price	Factor	Type
\$2.00	76,884	SF
Adj. Bldg. S.F. (Card, Sketch)		38550
Eff./Act. Year Built: 1969/1968		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

[illegible]



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

Document Number P92000009334
FEI/EIN Number 65-0373621
Date Filed 12/04/1992
State FL
Status ACTIVE

Principal Address

3850 HOLLYWOOD BLVD
 SUITE 400
 HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
 SUITE 400
 HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZEMEL, FRANKLIN L
 C/O ARNSTEIN & LEHR LLP
 200 EAST LAS OLAS BLVD., SUITE 1000
 FORT LAUDERDALE, FL 33301

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

CORNFELD, ROBERT M
 3850 HOLLYWOOD BLVD # 400
 HOLLYWOOD, FL 33021

Annual Reports

Report Year	Filed Date
-------------	------------

2019	03/18/2019
2020	05/03/2020
2021	03/30/2021

Document Images

03/30/2021 – ANNUAL REPORT	View image in PDF format
05/03/2020 – ANNUAL REPORT	View image in PDF format
03/18/2019 – ANNUAL REPORT	View image in PDF format
04/11/2018 – ANNUAL REPORT	View image in PDF format
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04/09/2015 – ANNUAL REPORT	View image in PDF format
06/10/2014 – ANNUAL REPORT	View image in PDF format
03/14/2013 – ANNUAL REPORT	View image in PDF format
04/03/2012 – ANNUAL REPORT	View image in PDF format
04/26/2011 – ANNUAL REPORT	View image in PDF format
04/29/2010 – ANNUAL REPORT	View image in PDF format
04/01/2009 – ANNUAL REPORT	View image in PDF format
05/01/2008 – ANNUAL REPORT	View image in PDF format
04/19/2007 – ANNUAL REPORT	View image in PDF format
05/01/2006 – ANNUAL REPORT	View image in PDF format
04/18/2005 – ANNUAL REPORT	View image in PDF format
03/31/2004 – ANNUAL REPORT	View image in PDF format
03/05/2003 – ANNUAL REPORT	View image in PDF format
05/02/2002 – ANNUAL REPORT	View image in PDF format
04/17/2001 – ANNUAL REPORT	View image in PDF format
04/28/2000 – ANNUAL REPORT	View image in PDF format
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05/01/1995 – ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PEMBROKE PARK WAREHOUSES HOLDING) CASE NO. 5376

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3172 PEMBROKE ROAD, PEMBROKE PARK, FL. 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3172 PEMBROKE ROAD, PEMBROKE PARK, FL. 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING
AT 10:41 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.

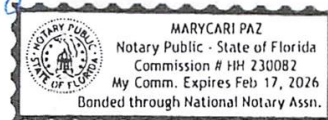
J. Ramirez
AFFIANT

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 Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[Signature]
Signature

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





1. Unpermitted tenant build out. Obtain permit and inspections.
2. Unpermitted electrical and a/c units. Obtain permit and inspections.
3. Unpermitted structures (mezzaines, stairs, and railings). Obtain permit and inspections.
4. 3172 Pembroke Rd, 3174 Pembroke Rd, 3176 Pembroke Rd and 3178 Pembroke Rd have been connected by demolition of fire rated walls. Obtain permit and inspections.
5. Double permit fee assessed.
No permits obtained as of 3/3/2022 and no follow up as of 03/03/2022

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

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

Petitioner,
vs.
Pembroke Park
Warehouses
Holding/Zepplin Products
Inc.
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3172, 3174, 3176, 3178
Pembroke Rd

NOTICE OF HEARING TO EXTEND TIME

Sent To: Pembroke Park Warehouses
Holding/Zepplin Products Inc.
3172 Pembroke Rd
Pembroke Park, FL 33023

Case #: 5376

Date: 05/26/2022

Property Owner: Pembroke Park Warehouses
Holding/Zepplin Products Inc.
3172 Pembroke Rd
Pembroke Park, FL 33023

Property Description: 514220000300

Certified Mail #:

Legal Description: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA: 3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3172, 3174, 3176, 3178
Pembroke Rd

06/03/2022 10:41

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park,
Florida, relating to the above-

1. Unpermitted tenant build out. Obtain permit and inspections.
 2. Unpermitted electrical and a/c units. Obtain permit and inspections.
 3. Unpermitted structures (mezzaines, stairs, and railings). Obtain permit and inspections.
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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

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

Petitioner,

vs.

**Pembroke Park
Warehouses
Holding/Zepplin Products
Inc.**

**3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3172, 3174, 3176, 3178
Pembroke Rd**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

Pembroke Park Warehouses
Holding/Zepplin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33023

Case #:

5376

Date:

05/26/2022

Property Owner:

Pembroke Park Warehouses
Holding/Zepplin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33023

Property Description:

514220000300

Certified Mail #:

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3172, 3174, 3176, 3178
Pembroke Rd

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 June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5376
Petitioner,)
vs.)
PEMBROKE PARK WAREHOUSES)
HOLDING)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY:

3172 Pembroke Rd, Pembroke Park, FL 33009
3174 Pembroke Rd, Pembroke Park, FL 33009
3176 Pembroke Rd, Pembroke Park, FL 33009
3178 Pembroke Rd, Pembroke Park, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3850
HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

FOLIO NO.: 5142 20 00 0300

LEGAL DESCRIPTION: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS
W 175 & LESS N 50 FOR RD

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 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

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THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of March 2022.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2022.


Joseline Ramirez
Chief Code Enforcement Officer
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:

03/03/2022

Sent To:

Pembroke Park Warehouses
Holding/Zepplin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33023

Case #:

5376

Property Owner:

Pembroke Park Warehouses
Holding/Zepplin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33023

Certified Mail #:

Property Description:

514220000300

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3172, 3174, 3176, 3178
Pembroke Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/7/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

1. Unpermitted tenant build out. Obtain permit and inspections.
2. Unpermitted electrical and a/c units. Obtain permit and inspections.
3. Unpermitted structures (mezzaines, stairs, and railings). Obtain permit and inspections.
4. 3172 Pembroke Rd, 3174 Pembroke Rd, 3176 Pembroke Rd and 3178 Pembroke Rd have been connected by demolition of fire rated walls. Obtain permit and inspections.
5. Double permit fee assessed.

No permits obtained as of 3/3/2022 and no follow up as of 03/03/2022

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 16th day of March, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


3/3/2022



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Zeppelin Products, Inc.

Date 10/7/20

Site Address 3172 - 3178 Pembroke Rd

Case # _____

Permit # _____

Sub/Park Pembroke Park Warehouse

☐ *STOP ALL WORK

☐ Approved Plan Not Being Followed

☒ No Building Permit

☐ Permit Not on Job

☐ Violation of Florida Building Code # _____

☐ Approved plan not on Job

☒ Violation of Town Ordinance # 5-105

☐ Re-Inspection Fee

☐ NFPA # _____ 5-2(a)(6)
15-17

☐ Repeat Violation (Double fine)

Violation (s)

1. Obtain Business Tax Receipt for 3178 Pembroke Rd
2. Unpermitted mezzanines, stairs, railings,
electrical, a/c units and tenant build out.

Corrective Action(s)

1. Obtain BTR for all units in use.
2. Obtain permits and inspections for work
done.

☒ Structural
☒ Code Enf.

☐ Plumbing
☐ Zoning

☒ Mechanical

☒ Electrical

☒ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 11/6/20

*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

EMAIL

Agrano100@gmail.com

White: Original Copy

Yellow: Officer's Copy

Pink: Violator

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)
ZEPPLIN PRODUCTS INC.

CASE NO. 5376

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3178 PEMBROKE RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

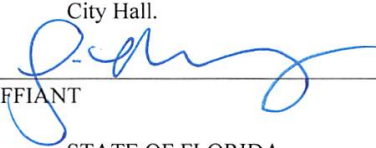
ADDRESS: 3178 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/ZEPPLIN PRODUCTS INC. AT 12:17 P.M. ON THE 4 DAY OF MARCH 2022.

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

TYPE OF SERVICE

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

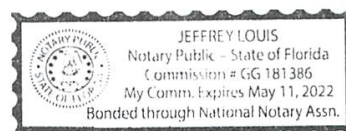

AFFIANT

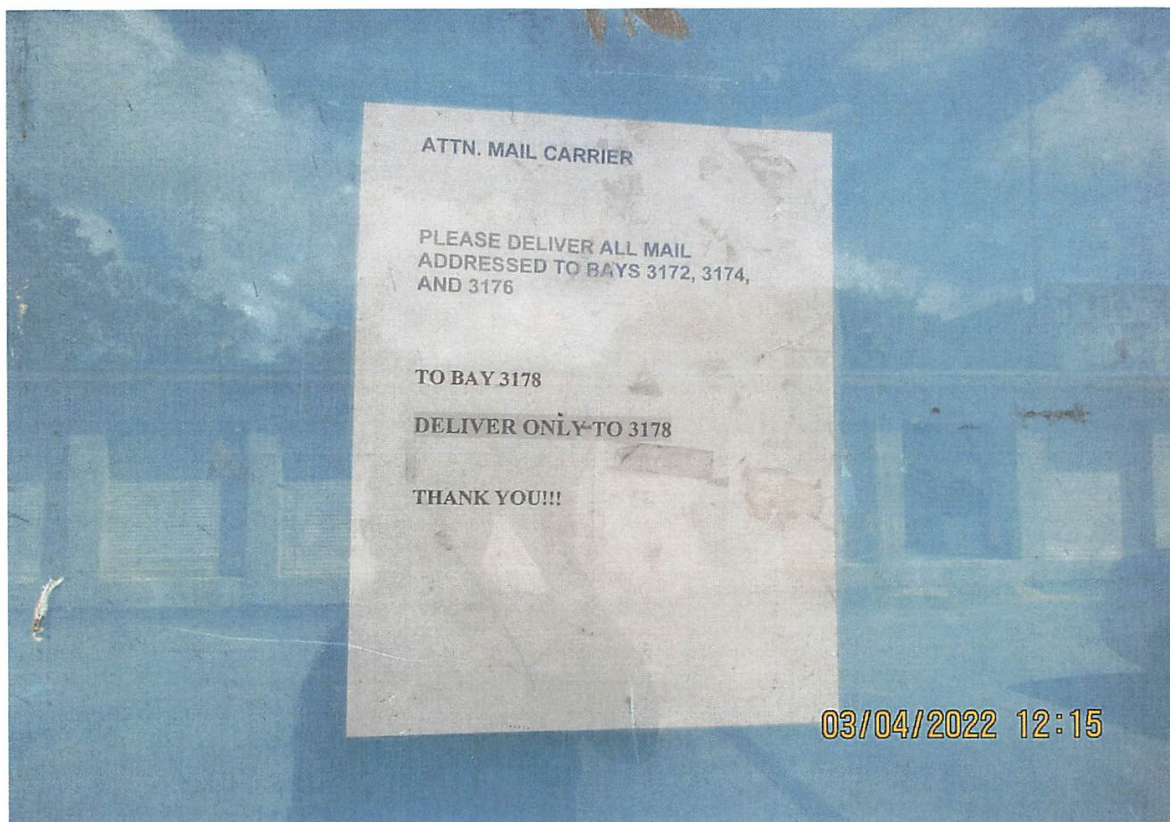
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date: 03/03/2022

Sent To: Pembroke Park Warehouses
Holding/Zepplin Products Inc.
3172 Pembroke Rd
Pembroke Park, FL 33023

Case #: 5376

Property Owner: Pembroke Park Warehouses
Holding/Zepplin Products Inc.
3172 Pembroke Rd
Pembroke Park, FL 33023

Certified Mail #:

Property Description: 514220000300

Legal Description: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA: 3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3172, 3174, 3176, 3178
Pembroke Rd

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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03/04/2022 12:17


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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date: 03/03/2022

Sent To: Zeppelin Products Inc.
3172 Pembroke Rd
Pembroke Park, FL 33009

Case #: 5377

Property Owner: Zeppelin Products Inc.
3172 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description: 514220000300

Legal Description: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA: 3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3174, 3176, 3178 Pembroke
Rd

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice

03/04/2022 12:17



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING /Zeppelin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33023

Case #:

5376

Date:

10/07/2020

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING /Zeppelin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33023

Property Description:

514220000300

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20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
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3150 PEMBROKE RD, PEMBROKE PARK,
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Notes/Mean of Correction:

1. Unpermitted tenant build out. Obtain permit and inspections.
2. Unpermitted electrical and a/c units. Obtain permit and inspections.
3. Unpermitted structures (mezzaines, stairs, and railings). Obtain permit and Inspections.
4. 3172 Pembroke Rd, 3174 Pembroke Rd, 3176 Pembroke Rd and 3178 Pembroke Rd have been connected by demolition of fire rated walls. Obtain permit and inspections.
5. Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez

From: Alan G <agrano100@gmail.com>
Sent: Wednesday, October 14, 2020 9:25 AM
To: Joseline Ramirez
Subject: Re: Zeppelin Products 3172 Pembroke Rd

Thank you 👍

On Wed, Oct 14, 2020 at 9:12 AM Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good morning,

Of course!

Miguel Nunez, Building Official

Mnunez@tppfl.gov

954-966-4600; ext. 221

Work cell: 954-649-1913

Michelle Grooms, Business Tax Receipt Personal

Mgrooms@tppfl.gov

954-966-4600; ext. 214

Kind regards,



Joseline Ramirez

Code Enforcement Officer

P: (954) 966-4600 ext. 215 • F: (954) 966-5186 / jramirez@tppfl.gov

Town of Pembroke Park / Code Enforcement

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Alan G <agrano100@gmail.com>
Sent: Wednesday, October 14, 2020 9:09 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Zeppelin Products 3172 Pembroke Rd

Thank you,

And can you send me the contact info I requested bellow?

On Wed, Oct 14, 2020 at 8:35 AM Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good afternoon Mr. Granovsky,

Thank you for your email, please find below links that will direct you to a case overview of the mentioned property.

https://fl-pembrokepark.inkforce.net/CET/reportprinter.aspx?report=caseoverview&incident_id=3229&t=1

https://fl-pembrokepark.inkforce.net/CET/reportprinter.aspx?report=caseoverview&incident_id=3230&t=1

Should you have any questions or concern, please do not hesitate to contact me.

Regards,



Joseline Ramirez

Code Enforcement Officer

P: (954) 966-4600 ext. 215 • F: (954) 966-5186 / jramirez@tppfl.gov

Town of Pembroke Park / Code Enforcement

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Alan G <agrano100@gmail.com>
Sent: Friday, October 9, 2020 2:37 PM
To: Joseline Ramirez <jramirez@tppfl.gov>; Alan G <agrano100@gmail.com>
Subject: Zeppelin Products 3172 Pembroke Rd

Hi Joseline,

Not trying to rush or pressure you, but please send me your reports as soon as they are ready so we can determine what to do, and if we'll be able to stay here or need to relocate.

Also, please send me Miguel's email address and the contact information for the lady you said would handle revising my certificate of use to include the extra space / square footage.

Thank you,

Al Granovsky

954-989-8808

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.

This email may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.

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WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Joseline Ramirez

From: Joseline Ramirez
Sent: Thursday, May 5, 2022 9:51 AM
To: Nancy Romero
Subject: RE: Extension needed - Pembroke Business Park

Good morning Nancy,

Please see my response below:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on – Case 4746, has been open since 10/30/2019, today it makes over 2 years that the unit is not in compliance. There is also a recorded lien on the property since 4/25/2021. An extension cannot be granted.

3172-3178 - former Zeppelin's unit - we are preparing the plans to submit them for permitting. – Case 5376, has been open since 10/07/2020 will be scheduled for a one time extension at the 06/15/2022.

3152 - Mad Monkey's same comment as above - This case will be scheduled for an extension at the 06/15/2022. Case 5366, has been open since 10/02/2020 will be scheduled for a one time extension at the 06/15/2022.

3170 - Air Concept same comment as above - This case will be scheduled for an extension at the 06/15/2022. Case 5387, has been open since 10/14/2020 will be scheduled for a one time extension at the 06/15/2022.

3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval. Case 5379, has been open since 10/06/2020 will be scheduled for a one time extension at the 06/15/2022.

Regards,



Joseline Ramirez

Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Joseline Ramirez
Sent: Friday, April 22, 2022 4:40 PM
To: Nancy Romero <nancy.romero@absolutemgmt.com>
Subject: RE: Extension needed - Pembroke Business Park

Good afternoon Nancy,

It was also nice seeing you, I am in receipt of your email and will follow up with you on Monday.

Regards,



Joseline Ramirez

Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Nancy Romero <nancy.romero@absolutemgmt.com>

Sent: Friday, April 22, 2022 1:56 PM

To: Joseline Ramirez <jramirez@tppfl.gov>

Subject: Extension needed - Pembroke Business Park

Hi Joseline, it was nice seeing on Wednesday.

I wanted to follow up with you to see when we (David and I) can meet with you?

Also, we will be needing an extension on the following units to completely comply with your request, below are the address:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on

3172-3178 - former Zepplin's unit - we are preparing the plans to submit them for permitting.

3152 - Mad Monkey's same comment as above

3170 - Air Concept same comment as above

3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval.

It has taken us longer than expected, due to Engineers and GC's not being responsive on a timely matter.

Please be reassured that we are working on these violation and it is to our best interest to get them rectified.

Please let me know if I need to do anything else for the above addresses.

Looking forward to hearing from you soon.

Thank you,
Nancy



PEMBROKE PARK
SELF STORAGE

Nancy V. Romero - Sr. General Manager

Pembroke Business Park

A 3150 Pembroke Road, Pembroke Park, FL 33009

P 954.989.2208

E PembrokePark@absolutemgmt.com

W www.PembrokeSelfStorage.com

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

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Regards,



Joseline Ramirez

Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

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Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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Nancy



PEMBROKE PARK
SELF STORAGE

Nancy V. Romero - Sr. General Manager

Pembroke Business Park

A 3150 Pembroke Road, Pembroke Park, FL 33009

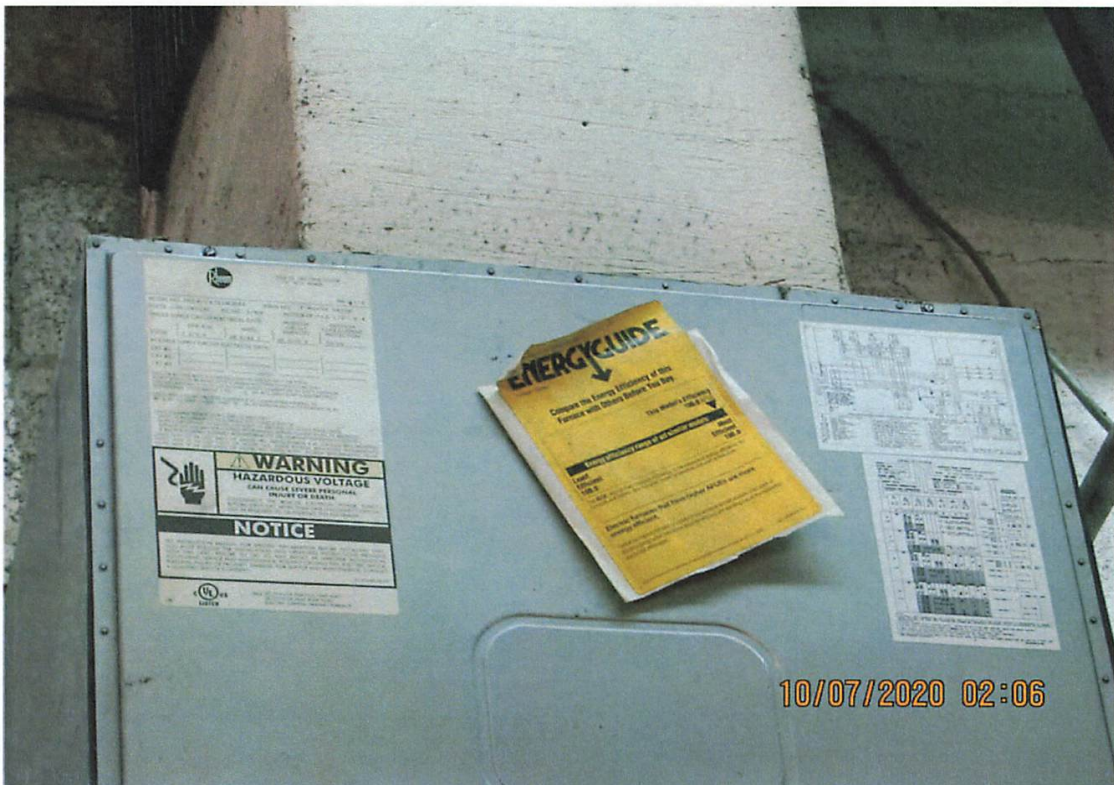
P 954.989.2208

E PembrokePark@absolutemgmt.com

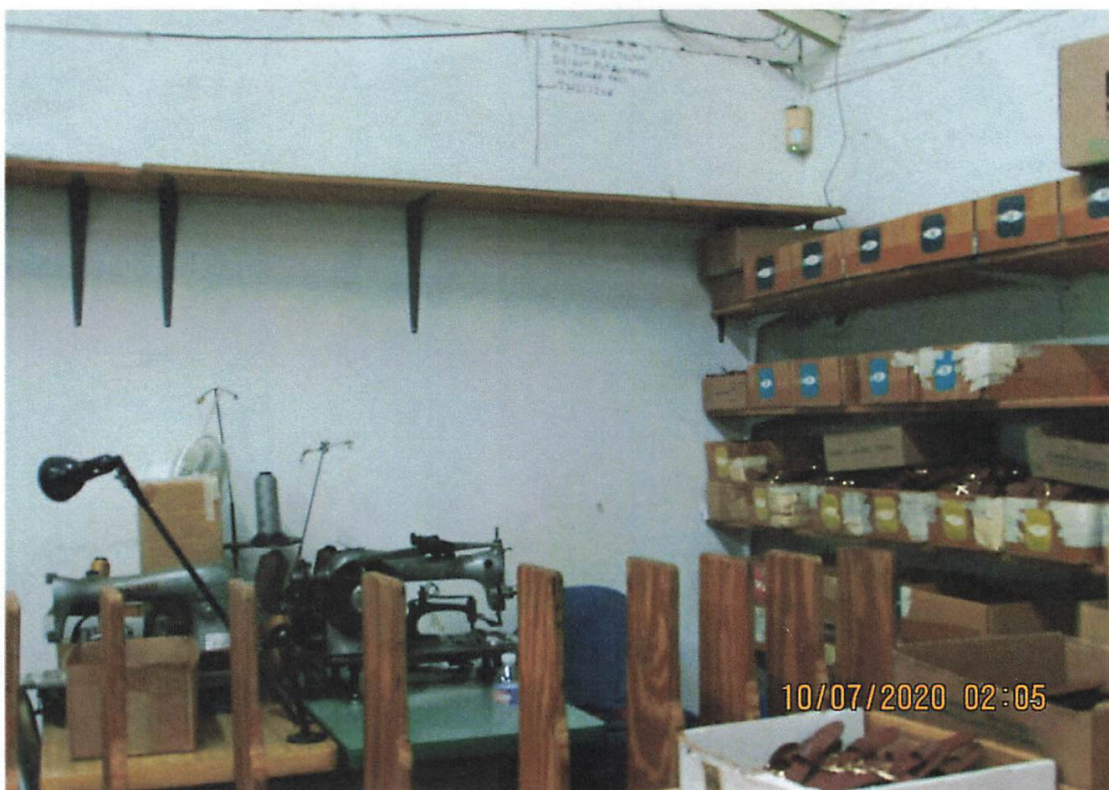
W www.PembrokeSelfStorage.com

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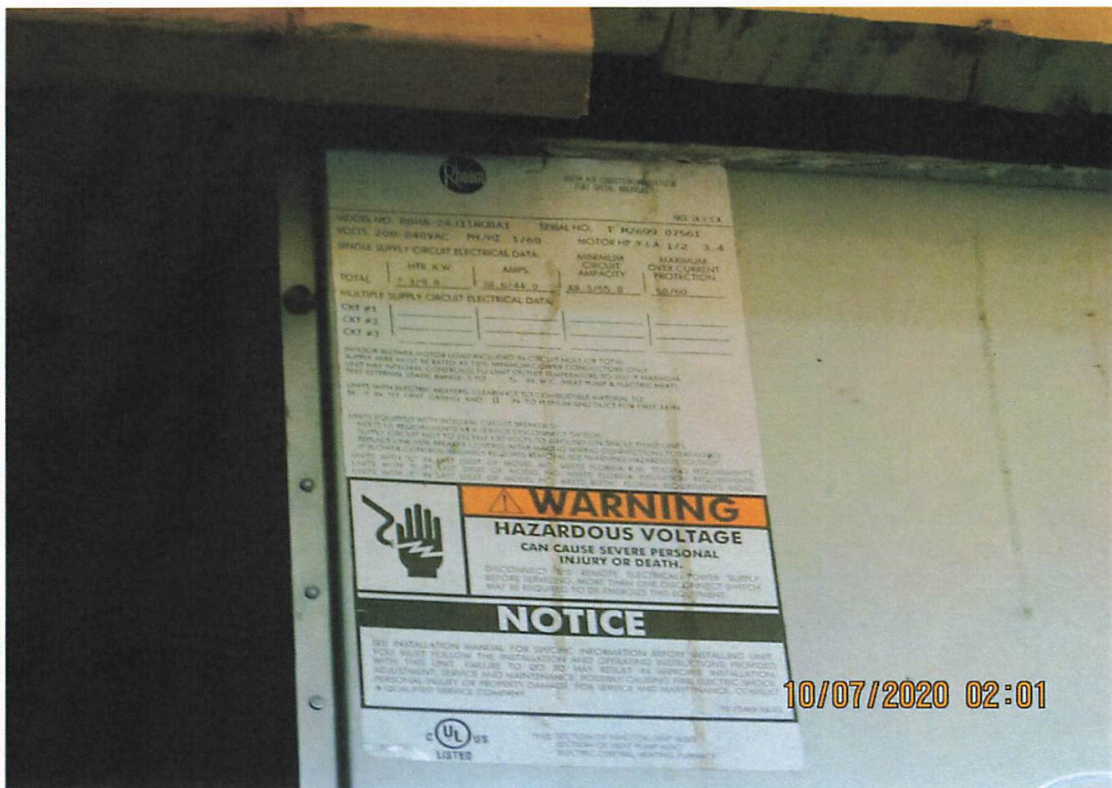














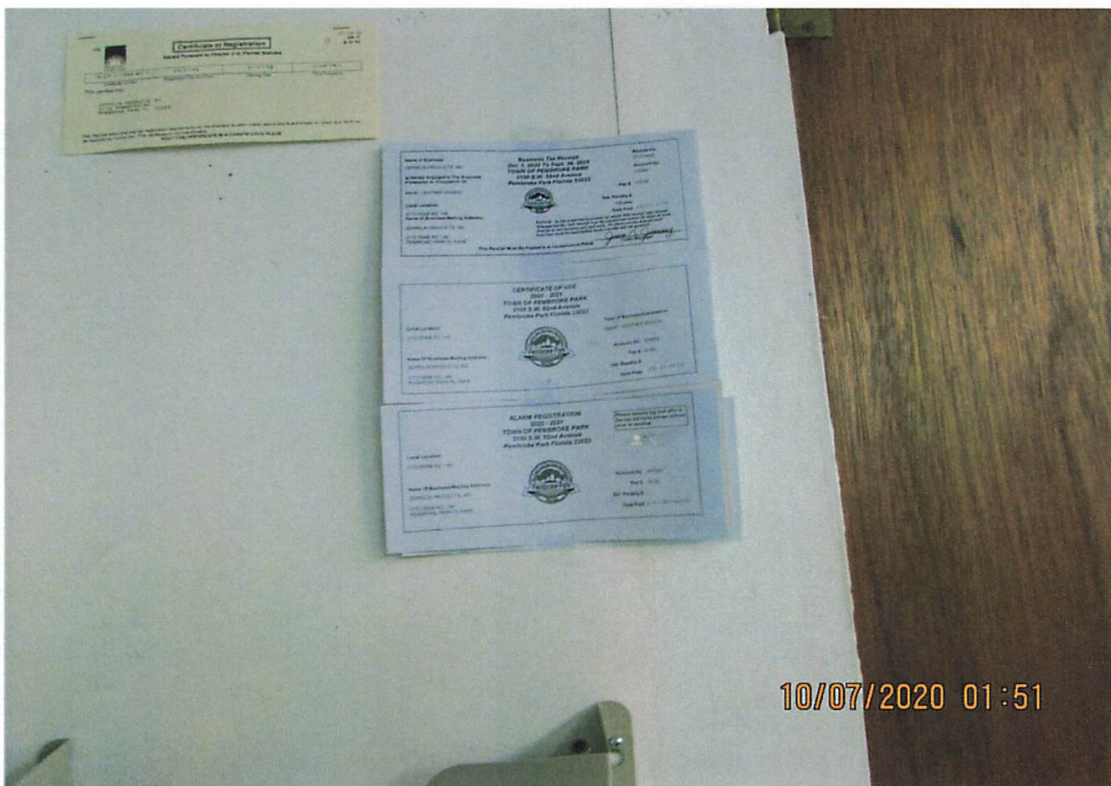
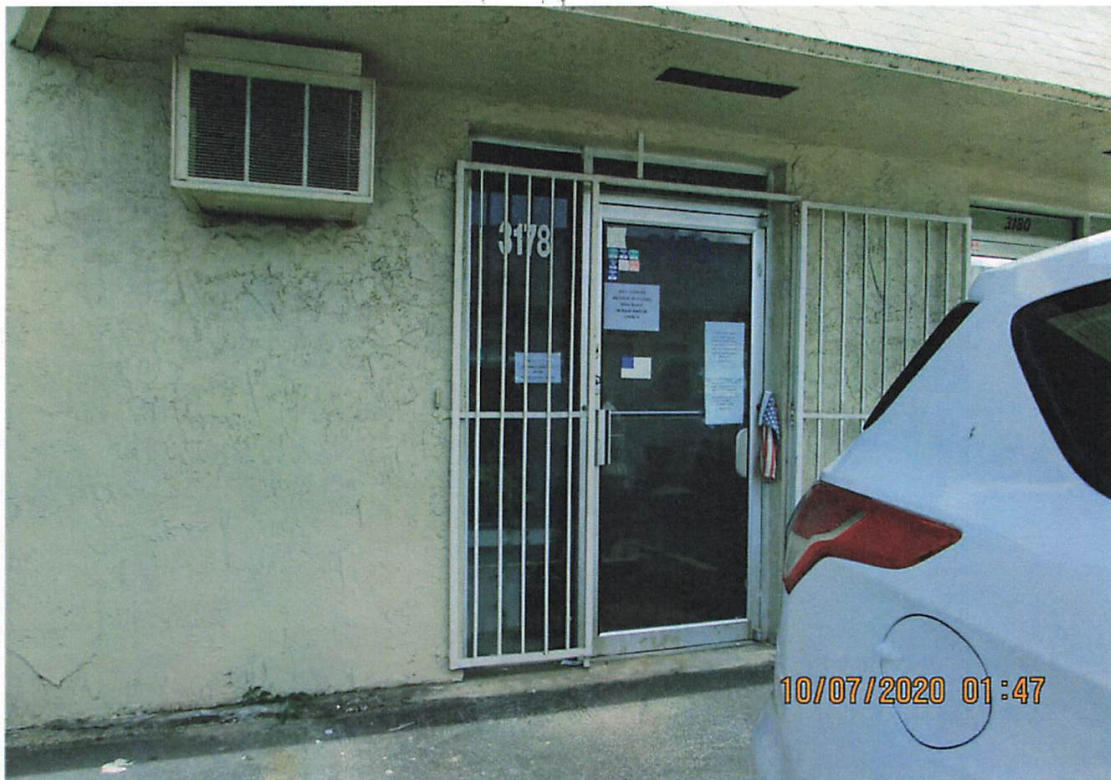














Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holding/L-M South Services, Inc.	3186 - 3188 Pembroke Rd Pembroke Park, FL 33009	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3186-3188 Pembroke Rd

Folio

514220000300

Legal Description

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

Case Status Closed **Case #** 5379

Notes

1. No Business Tax Receipt for 3186 Pembroke Rd.
2. Unpermitted removal of fire rated wall. Obtain permit and inspections.
3. Unpermitted tenant buildout. Obtain permit and inspections.
4. Unpermitted electrical and a/c units. Obtain permit and inspections.
5. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/6/2020		Notice of Violation	Hand Regular Mail
7/28/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/24/2021	8/19/2021	Final Order	Certified Mail Hand
5/26/2022	6/15/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
6/15/2022	6/15/2022	Amended Final Order	Certified Mail Hand
2/8/2023		Affidavit of Compliance	Hand
4/26/2024	5/15/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2/8/2023

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...	2/8/2023
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.	2/8/2023
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)	2/8/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	2/8/2023	\$44,250.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$44,450.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$44,450.00

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: May 14, 2024
INVOICE # 435
FOR:

Case #5379
PEMBROKE PARK
WAREHOUSES HOLDING
L-M SOUTH SERVICES, INC.
3186-3188 PEMBROKE RD. ,
PEMBROKE PARK, FL 33023

Bill To:

PEMBROKE PARK
WAREHOUSES HOLDING
L-M SOUTH SERVICES, INC.
3186-3188 PEMBROKE RD. ,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17 and 15-24.		
	Amended Final Order 06/15/2022		
1	Admin Fee 08/19/2021	\$ 100.00	\$ 100.00
1	Admin Fee 06/15/2022	\$ 100.00	\$ 100.00
177	Day(s) of Per Diem from (08/15/2022 - 02/08/2023)	\$ 250.00	\$ 44,250.00
	Recommend to Abate Per Diem Fine by 85%		\$ 6,638
	\$6,638.00 + \$100.00 + \$100.00		\$ 6,838
	Balance	\$	44,450.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)

CASE NO. 5379

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

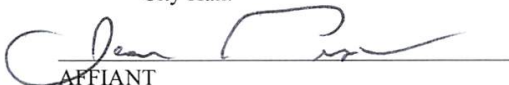
ADDRESS: 3150 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 11:34 A.M. ON THE 29 DAY OF APRIL 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

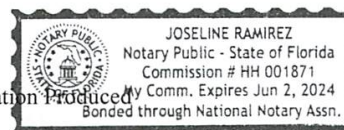

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known OR Produced Identification Type of Identification Produced



Apr 29, 2024 at 11:34:47 AM

3150
OFFICE HOURS

MON - THUR
9AM - 5:00 PM

FRIDAY

9AM - 5:00 PM

SATURDAY

9AM - 12:00 PM



NOTICE OF HEARING TO ABATE FINE

TO: Petitioner, Pembroke Park Warehouses Holding/LM South Services, Inc. 3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3186-3188 Pembroke Rd

VS. Property Owner, Pembroke Park Warehouses Holding/LM South Services, Inc. 3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3186-3188 Pembroke Rd

Legal Description: 22-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3186-3188 Pembroke Rd

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 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 954-965-4000 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).

Apr 29, 2024 at 11:34:52 AM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 S.W. 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

Pembroke Park
Warehouses Holding/LM
South Services, Inc.
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3186-3188 Pembroke Rd

NOTICE OF HEARING TO ABATE FINE

Sent To: Pembroke Park Warehouses Holding/LM South Services, Inc. 3150 - 3188 Pembroke Rd Pembroke Park, FL 33009

Case #: 5379

Date: 04/29/2024

Property Owner: Pembroke Park Warehouses Holding/LM South Services, Inc. 3150 - 3188 Pembroke Rd Pembroke Park, FL 33009

Property Description: 514220000300

Certified Mail #:

Legal Description: 22-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

AKA: 3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3186-3188 Pembroke Rd

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 May, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE 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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SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>Leslie Loring</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING HAF #4471, #5379, #5376, #7722 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021		B. Received by (Printed Name) C. Date of Delivery <i>Leslie Loring</i>	
2. Article Number (Transfer from service label) 9589 0710 5270 0673 4012 79		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		Mail Restricted Delivery (00)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage
 \$

Total Postage and Fee
 \$ **8.69**

Sent To
 PEMBROKE PARK WAREHOUSES HOLDING
 HAF #4471, #5379, #5376, #7722
 Street and Apt. No.,
 3850 HOLLYWOOD BLVD STE 400
 City, State, ZIP+4®
 HOLLYWOOD FL 33021

Postmark
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Total Postage and Fee
 \$ **8.69**

Sent To
 ZEMEL, FRANKLINE C/O SAUL EWING,LLP
 HAF #4471, #5379, #5376, #7722
 Street and Apt. No.,
 200 EAST LAS OLAS BLVD., SUITE 1000
 City, State, ZIP+4®
 FORT LAUDERDALE, FL 33301

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Postage
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Total Postage and Fee
 \$ **8.69**

Sent To
 Pembroke Park Warehouses Holding L-M South
 Services, Inc.
 HAF #5379
 Street and Apt. No.,
 3186 PEMBROKE RD.
 City, State, ZIP+4®
 PEMBROKE PARK, FL 33009

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 City, State, ZIP+4®
 PEMBROKE PARK, FL 33009

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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.

Pembroke Park
Warehouses Holding/L-M
South Services, Inc.

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3186-3188 Pembroke Rd

NOTICE OF HEARING TO ABATE FINE

Sent To:

Pembroke Park Warehouses
Holding/L-M South Services, Inc.

3186 - 3188 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5379

Date:

04/26/2024

Property Owner:

Pembroke Park Warehouses
Holding/L-M South Services, Inc.

3186 - 3188 Pembroke Rd
Pembroke Park, FL 33009

Property Description:

514220000300

Certified Mail #:

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3186-3188 Pembroke Rd

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 May, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



3184-3188

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 4/25/24

Phone #: 954-989-2208

Case # 5379

E-mail: nancy.romero@absolutemgmt.com

Address of Violation: 3186-3188 Pembroke Road

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Nancy V. Romero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5379 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 6/19/24 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 10/6/20 imposing the fine of \$ 152,450 for violation(s) of the Town's Code of Ordinances:

Brief summary for request: financial hardship

Nancy V. Romero

Petitioner's Name (Print)

[Signature]

Petitioner's Signature

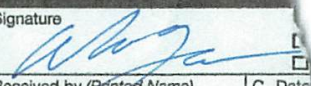
State of Florida, County of Broward

Personally appeared before me the undersigned authority, Nancy V. Romero and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 4/25/24.

Notary Public State of Florida: [Signature]

My Commission expires: 4-8-28



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■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ 	
1. Article Addressed to: FRANKLIN L ZEMEL C/O ARNSTEIN & LEHR LLP A.F.O #5387, 5366, #5376, #4746, #5379 200 EAST LAS OLAS BLVD. SUITE 1000, FORT LAUDERDALE, FL, 33301		B. Received by (Printed Name) _____ C. Date _____	
2. Article Number (Transfer from service label) 7021 1970 0000 4565 3208		D. Is delivery address different from item 1? ☐ YES ☐ NO If YES, enter delivery address below: _____	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5379
Petitioner,)
)
vs.)
)
PEMBROKE PARK WAREHOUSES)
HOLDING)
Respondent(s)

AMENDED 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 ☒ NO ☐

SUBJECT REAL PROPERTY: 3188 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

FOLIO NO.: 5142 20 00 0300

LEGAL DESCRIPTION: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b) 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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b) and 15-17 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 3178

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 8.36

Total Postage and
\$

Sent To
Pembroke Park Warehouses Holding
/Air Concepts A/C Services Inc.
A.F.O #5387, 5366,#5376,#4746,#5379
3850 HOLLYWOOD BLVD STE 400,
HOLLYWOOD, FL 33021

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 8.36

Total Postage and
\$

Sent To
Pembroke Park Warehouses
Holding/Air Concepts A/C Services Inc.
A.F.O #5387, 5366,#5376,#4746,#5379
3150 PEMBROKE ROAD,
PEMBROKE PARK, FL 33009

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PEMBROKE PARK, FL 33009

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☐ Adult Signature Required \$
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Postage
\$ 8.36

Total Postage and F
\$

Sent To
FRANKLIN L ZEMEL C/O ARNSTEIN
& LEHR LLP
A.F.O #5387, 5366,#5376,#4746,#5379
200 EAST LAS OLAS BLVD. SUITE 1000,
FORT LAUDERDALE, FL 33301

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 8.36

Total Postage and
\$

Sent To
Claudia Pinzon/ Pembroke Park
Warehouses Holding /Air Concepts A/C
Services Inc./A.F.O #5387,#5366, #5376,
#4746, #5379
3170 PEMBROKE ROAD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, Apr 2010

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holding/L-M South Services, Inc.	3188 Pembroke Rd Pembroke Park, FL 33009	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3186-3188 Pembroke Rd

Legal Description

Case Status	Open	Case #	5379	Date Next Inspection	6/15/2022
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. No Business Tax Receipt for 3186 Pembroke Rd.
2. Unpermitted removal of fire rated wall. Obtain permit and inspections.
3. Unpermitted tenant buildout. Obtain permit and inspections.
4. Unpermitted electrical and a/c units. Obtain permit and inspections.
5. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/6/2020		Notice of Violation	Hand Regular Mail
7/28/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/24/2021	8/19/2021	Final Order	Certified Mail Hand
5/26/2022	6/15/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan and proceed in a timely fashion and be done in a workmanlike manner.
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 schedule of keys to be maintained by the owner.

Cert 5/27/22
 Posted 06/03/2022
 Permit App as of 4/22/22 - plan review
 30 days/250/\$100

Not in Compliance -
 Reinspection Date:
 6/15/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/15/2022
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: 6/15/2022

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$26,900.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$27,000.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$27,000.00

7021 1970 0000 4565 5981

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 8.16

Total Postage and
 \$

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Street and Apt. No.

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Pembroke Park Warehouses Holding
 /Air Concepts A/C Services Inc.
 H.E.T #5387, #5366, #5376, #4746, #5379
 3850 HOLLYWOOD BLVD STE 400,
 HOLLYWOOD, FL, 33021

Postmark
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7021 1970 0000 4565 6018

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Total Postage and
 \$

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FRANKLIN L ZEMEL C/O ARNSTEIN
 & LEHR LLP
 H.E.T #5387, #5366, #5376, #4746, #5379
 200 EAST LAS OLAS BLVD SUITE 1000,
 FORT LAUDERDALE, FL, 33301

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Total Postage and
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Claudia Pinzon/ Pembroke Park
 Warehouses Holding /Air Concepts A/C
 Services Inc./H.E.T #5387, #5366, #5376,
 #4746, #5379
 3170 PEMBROKE ROAD,
 PEMBROKE PARK, FL, 33009

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

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City, State, ZIP+4®

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Pembroke Park Warehouses
 Holding/Air Concepts A/C Services Inc.
 H.E.T #5387, #5366, #5376, #4746, #5379
 3150 PEMBROKE ROAD,
 PEMBROKE PARK, FL, 33009

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fee \$
Sent To
Street and Apt. No.,
City, State, ZIP+4[®]

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AUG 23 2021

Pembroke Park Warehouses Holding
F.O. #5378, #5379
3150 Pembroke Rd
Pembroke Park, FL 33009

PS Form 3800, April 2019

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fee \$
Sent To
Street and Apt. No.,
City, State, ZIP+4[®]

Postmark Here
AUG 23 2021

Pembroke Park Warehouse Holding
F.O. #5378, #5379
3850 Hollywood Blvd, STE 400
Hollywood, FL 33021

PS Form 3800, April 2019

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Pembroke Park Warehouse Holding
F.O. #5378, #5379
3850 Hollywood Blvd, STE 400
Hollywood, FL 33021

2. Article Number (Transfer from service label)
9590 9402 6610 1028 6984 85

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x K Derilly Caid 19
B. Received by (Printed Name)
Karen Derilly
C. Date of Delivery
08/25/21
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 MailTM
☐ Registered Mail Restricted Delivery
☐ Signature ConfirmationTM
☐ 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.

1. Article Addressed to:
L-M South Services, Inc.
Pembroke Park Warehouse Holding
F.O.#5379
3188 Pembroke Road
Pembroke Park, FL 33009

2. Article Number (Transfer from service label)
9590 9402 6610 1028 6984 92

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
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 MailTM
☐ Registered Mail Restricted Delivery
☐ Signature ConfirmationTM
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7021 0350 0001 0298 1331

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$
Sent To	Pembroke Park Warehouse Holding
Street and Apt. No.	NOH #5378, #5379
City, State, ZIP+4®	3850 Hollywood Blvd, STE 400 Hollywood, FL 33021
PS Form 3800, Apr 2010	

7021 0350 0001 0298 1324

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$
Sent To	Pembroke Park Warehouses Holding
Street and Apt. No.	NOH #5378, #5379
City, State, ZIP+4®	3150 Pembroke Rd Pembroke Park, FL 33009
PS Form 3800, Apr 2010	

7021 0350 0001 0298 1317

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, 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	L-M South Services, Inc.
Street and Apt. No.	Pembroke Park Warehouse Holding
City, State, ZIP+4®	NOH#5379 3188 Pembroke Road Pembroke Park, FL 33009
PS Form 3800, Apr 2010	

7021 0350 0001 0297 8188

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, 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	L-M South Services, Inc.
Street and Apt. No.	Pembroke Park Warehouse Holding
City, State, ZIP+4®	F.O.#5379 3188 Pembroke Road Pembroke Park, FL 33009
PS Form 3800, Apr 2010	

7021 0350 0001 0298 1317

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, 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 L-M South Services, Inc.
 \$ 6.96 Pembroke Park Warehouse Holding
 Sent To NOH#5379
 Street and Apt. No. 3188 Pembroke Road
 City, State, ZIP+4 Pembroke Park, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
 AUG 2 - 2021

7021 0350 0001 0298 1331

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, 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 Pembroke Park Warehouse Holding
 \$ Sent To NOH #5378, #5379
 Street and Apt. No. 3850 Hollywood Blvd, STE 400
 City, State, ZIP+4 Hollywood, FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
 AUG 2 - 2021

7021 0350 0001 0298 1324

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, 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 Pembroke Park Warehouses Holding
 \$ Sent To NOH #5378, #5379
 Street and Apt. No. 3150 Pembroke Rd
 City, State, ZIP+4 Pembroke Park, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
 AUG 2 - 2021

TOWN OF PEMBROKE PARK

52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

5376, #5377, #5378, #5379

Hasler

FIRST-CLASS MAIL

10/08/2020

US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

Pembroke Park Warehouses
3150 Pembroke Rd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

5376, #5377, #5378, #5379

Hasler

FIRST-CLASS MAIL

10/08/2020

US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

Pembroke Park Warehouses Holding
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021-6746

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5379

Hasler

F

10/08/2020

US POSTAGE \$0



01

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING /L-M South Services, Inc.

3188 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5379



Site Address	3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0300
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48
Abbr Legal Description	20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$153,770	\$2,892,090	\$3,045,860	\$924,530	
2020	\$153,770	\$2,674,240	\$2,828,010	\$840,490	\$31,068.51
2019	\$153,770	\$2,540,240	\$2,694,010	\$764,090	\$29,689.46

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$3,045,860	\$3,045,860	\$3,045,860	\$3,045,860
Portability	0	0	0	0
Assessed/SOH	\$924,530	\$3,045,860	\$924,530	\$924,530
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$924,530	\$3,045,860	\$924,530	\$924,530

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/1/1992	TD*	\$100	20656 / 143	\$2.00	76,884	SF
8/1/1990	TD*	\$100				
				Adj. Bldg. S.F. (Card, Sketch)		38550
				Eff./Act. Year Built: 1969/1968		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

Document Number	P92000009334
FEI/EIN Number	65-0373621
Date Filed	12/04/1992
State	FL
Status	ACTIVE

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

CORNFELD, ROBERT M
3850 HOLLYWOOD BLVD # 400
HOLLYWOOD, FL 33021

Annual Reports

Report Year	Filed Date
2019	03/18/2019

2020	05/03/2020
2021	03/30/2021

Document Images

03/30/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
04/19/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
03/31/2004 -- ANNUAL REPORT	View image in PDF format
03/05/2003 -- ANNUAL REPORT	View image in PDF format
05/02/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2001 -- ANNUAL REPORT	View image in PDF format
04/28/2000 -- ANNUAL REPORT	View image in PDF format
04/02/1999 -- ANNUAL REPORT	View image in PDF format
04/24/1998 -- ANNUAL REPORT	View image in PDF format
04/21/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PEMBROKE PARK WAREHOUSES HOLDING) CASE NO. 5379

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3188 PEMBROKE ROAD, PEMBROKE PARK, FL. 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3188 PEMBROKE ROAD, PEMBROKE PARK, FL. 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING
AT 10:39 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

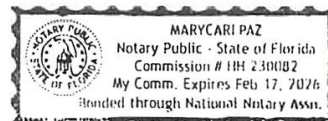
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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.

J. Ramirez
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 Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature [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.
Pembroke Park
Warehouses Holding/L-M
South Services, Inc.
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3186-3188 Pembroke Rd

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
Pembroke Park Warehouses Holding/L-M South Services, Inc. 3188 Pembroke Rd Pembroke Park, FL 33009	5379	05/26/2022
Property Owner:	Property Description:	Certified Mail #:
Pembroke Park Warehouses Holding/L-M South Services, Inc. 3188 Pembroke Rd Pembroke Park, FL 33009	514220000300	
Legal Description:	AKA:	
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3186-3188 Pembroke Rd	

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 June, 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.

06/03/2022 10:39

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Pembroke Park
Warehouses Holding/L-M
South Services, Inc.

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3186-3188 Pembroke Rd

NOTICE OF HEARING TO EXTEND TIME

Sent To:

Pembroke Park Warehouses
Holding/L-M South Services, Inc.

3188 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5379

Date:

05/26/2022

Property Owner:

Pembroke Park Warehouses
Holding/L-M South Services, Inc.

3188 Pembroke Rd
Pembroke Park, FL 33009

Property Description:

514220000300

Certified Mail #:

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3186-3188 Pembroke Rd

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 June, 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)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING
L-M SOUTH SERVICES, INC.
Respondent

CASE NO. 5379

A F F I D A V I T O F S E R V I C E

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING/L-M SOUTH SERVICES, INC.
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3188 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/L-M SOUTH SERVICES, INC. AT 11:36 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.

T Y P E O F S E R V I C E

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

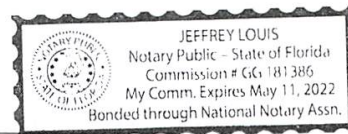


AFFIANT

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 _____






Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/28/2021

Sent To:
Pembroke Park Warehouses
Holding/L-M South Services, Inc.
3188 Pembroke Rd
Pembroke Park, FL 33009

Case #:
5379

Property Owner:
Pembroke Park Warehouses
Holding/L-M South Services, Inc.
3188 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514220000300

Legal Description:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3186-3188 Pembroke Rd

08/03/2021 11:36 AM

I hereby certify that on 10/6/2020 the



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/28/2021

Sent To:

Pembroke Park Warehouses
Holding/L-M South Services, Inc.

3188 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5379

Property Owner:

Pembroke Park Warehouses
Holding/L-M South Services, Inc.

3188 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000300

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3186-3188 Pembroke Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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:	30
-----------------------------------	---	---	----

(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...

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.	30
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(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.

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
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1. No Business Tax Receipt for 3186 Pembroke Rd.
2. Unpermitted removal of fire rated wall. Obtain permit and inspections.
3. Unpermitted tenant buildout. Obtain permit and inspections.
4. Unpermitted electrical and a/c units. Obtain permit and inspections.
5. Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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.

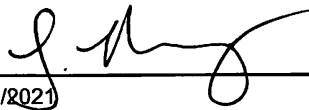
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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.

Joseline Ramirez

Chief Code Enforcement
Officer


7/28/2021

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5379
Petitioner,)
)
vs.)
)
PEMBROKE PARK WAREHOUSES)
HOLDING)
L-M SOUTH SERVICES, INC.
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(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: 3186-3188 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3150 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 20 00 0300

LEGAL DESCRIPTION: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 15-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b); 15-17 WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held 19th day of August 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 19th day of August 2021.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of August, 2021.



Joseline Ramirez
Chief Code Enforcement Officer
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

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING /L-M South Services, Inc. 3188 Pembroke Rd Pembroke Park, FL 33009	5379	10/06/2020
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING /L-M South Services, Inc. 3188 Pembroke Rd Pembroke Park, FL 33009	514220000300	
Legal Description:	AKA:	
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3186-3188 Pembroke Rd	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

Notes/Mean of Correction:

1. No Business Tax Receipt for 3186 Pembroke Rd.
2. Unpermitted removal of fire rated wall. Obtain permit and inspections.
3. Unpermitted tenant buildout. Obtain permit and inspections.
4. Unpermitted electrical and a/c units. Obtain permit and inspections.
5. Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.



Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Pembroke Park Warehouses
Name L-M South Services, Inc
Site Address 3188 Pembroke Rd
Permit # 3186 Pembroke Rd

Date 10/06/20
Case # _____
Sub/Park Pembroke Park Warehouse 5

- | | |
|--|---|
| ☐ *STOP ALL WORK | ☐ Approved Plan Not Being Followed |
| ☒ No Building Permit | ☐ Permit Not on Job |
| ☐ Violation of Florida Building Code # _____ | ☐ Approved plan not on Job |
| ☒ Violation of Town Ordinance # <u>15-17</u> | ☐ Re-Inspection Fee |
| ☐ NFPA # _____ <u>5-105</u> | ☐ Repeat Violation (Double fine) |
| <u>5-2(a)(6)</u> | |

Violation(s)

1. No Business Tax Receipt (3186 Pembroke Rd)
2. Unpermitted removal of fire rated wall.
3. Tenant Build out verify permits.
4. Verify A/C permit.

Corrective Action(s)

1. Obtain Business Tax Receipt.
2. Obtain permit and inspection.
3. Obtain permit and inspection.

- | | | | |
|--|-----------------------------------|--|--------------------------------------|
| ☒ Structural | ☐ Plumbing | ☒ Mechanical | ☐ Electrical |
| ☒ Code Enf. | ☐ Zoning | ☒ Business Tax Receipt | ☐ Other _____ |

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30 days

*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

Josefine Ramirez
Code Enforcement Officer

954-551-7147

White: Original Copy

jramirez@tpptl.gov

Received by [Signature]

Yellow: Officer's Copy

Pink: Violator

Joseline Ramirez

From: Joseline Ramirez
Sent: Thursday, May 5, 2022 9:51 AM
To: Nancy Romero
Subject: RE: Extension needed - Pembroke Business Park

Good morning Nancy,

Please see my response below:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on – [Case 4746, has been open since 10/30/2019, today it makes over 2 years that the unit is not in compliance. There is also a recorded lien on the property since 4/25/2021. An extension cannot be granted.](#)

3172-3178 - former Zeppelin's unit - we are preparing the plans to submit them for permitting. – [Case 5376, has been open since 10/07/2020 will be scheduled for a one time extension at the 06/15/2022.](#)

3152 - Mad Monkey's same comment as above - This case will be scheduled for an extension at the 06/15/2022. [Case 5366, has been open since 10/02/2020 will be scheduled for a one time extension at the 06/15/2022.](#)

3170 - Air Concept same comment as above - This case will be scheduled for an extension at the 06/15/2022. [Case 5387, has been open since 10/14/2020 will be scheduled for a one time extension at the 06/15/2022.](#)

3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval. [Case 5379, has been open since 10/06/2020 will be scheduled for a one time extension at the 06/15/2022.](#)

Regards,



Joseline Ramirez

Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppl.gov

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Joseline Ramirez
Sent: Friday, April 22, 2022 4:40 PM
To: Nancy Romero <nancy.romero@absolutemgmt.com>
Subject: RE: Extension needed - Pembroke Business Park

Good afternoon Nancy,

It was also nice seeing you, I am in receipt of your email and will follow up with you on Monday.

Regards,



Joseline Ramirez

Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Nancy Romero <nancy.romero@absolutemgmt.com>

Sent: Friday, April 22, 2022 1:56 PM

To: Joseline Ramirez <jramirez@tppfl.gov>

Subject: Extension needed - Pembroke Business Park

Hi Joseline, it was nice seeing on Wednesday.

I wanted to follow up with you to see when we (David and I) can meet with you?

Also, we will be needing an extension on the following units to completely comply with your request, below are the address:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on

3172-3178 - former Zeppelin's unit - we are preparing the plans to submit them for permitting.

3152 - Mad Monkey's same comment as above

3170 - Air Concept same comment as above

3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval.

It has taken us longer than expected, due to Engineers and GC's not being responsive on a timely matter.

Please be reassured that we are working on these violation and it is to our best interest to get them rectified.

Please let me know if I need to do anything else for the above addresses.

Looking forward to hearing from you soon.

Thank you,
Nancy



PEMBROKE PARK
SELF STORAGE

Nancy V. Romero - Sr. General Manager

Pembroke Business Park

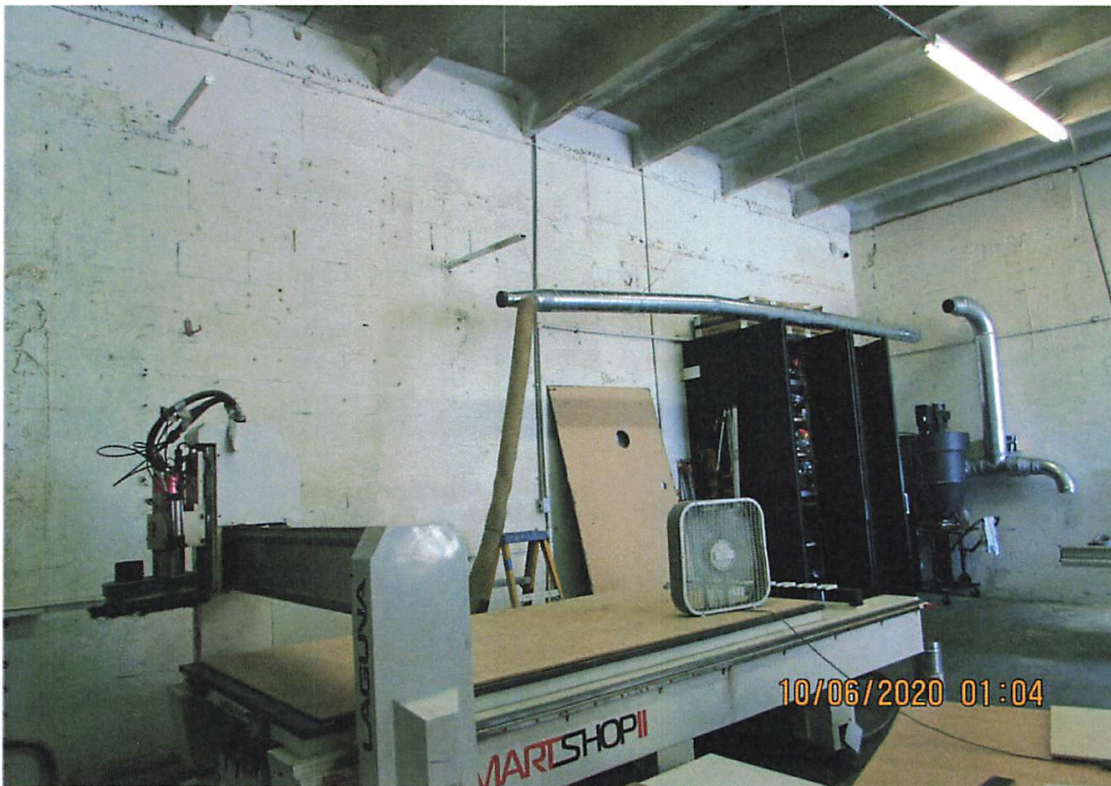
A 3150 Pembroke Road, Pembroke Park, FL 33009

P [954.989.2208](tel:954.989.2208)

E PembrokePark@absolutemgmt.com

W www.PembrokeSelfStorage.com

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.





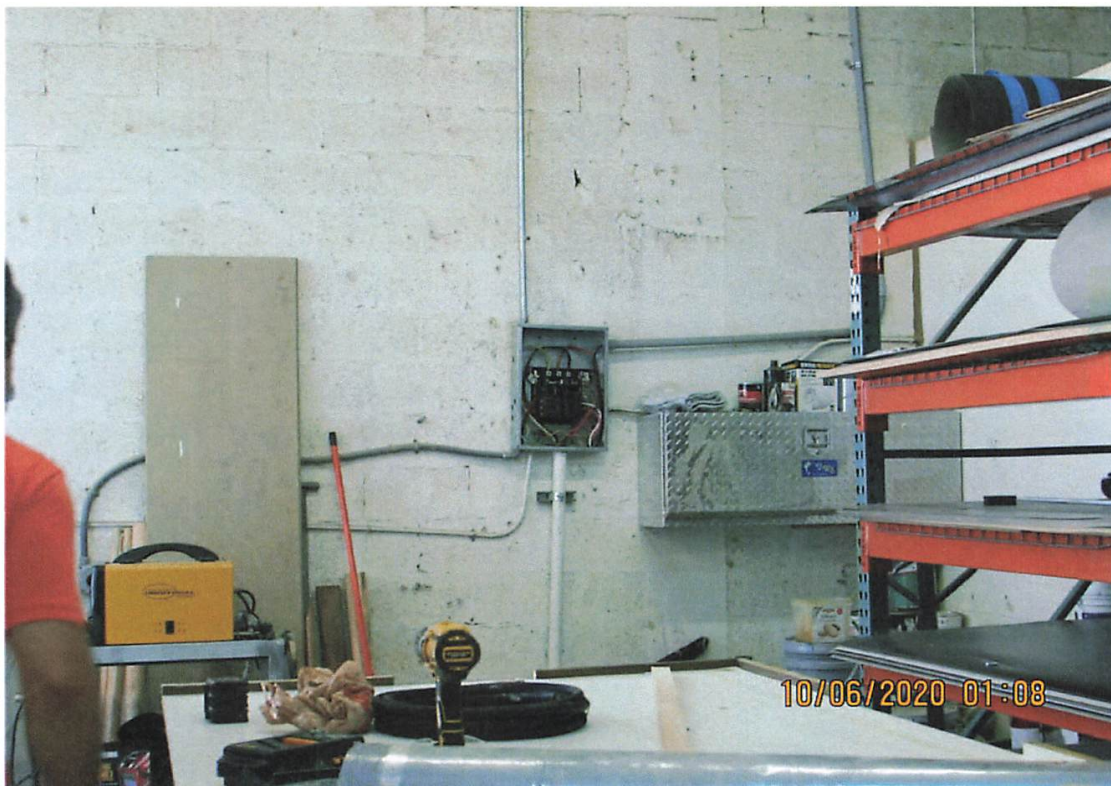














Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3140 Pembroke Rd, #612 Pembroke Park, FL 33009	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd, #612, Pembroke Park, FL 33009

Folio

514220000290

Legal Description

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

Case Status Closed **Case #** 7722

Notes Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/20/2022		Notice of Violation	Regular Mail
3/28/2023		Affidavit of Non-Compliance	Certified Mail
3/28/2023	4/19/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/19/2023	4/19/2023	Final Order	Certified Mail
5/25/2023	6/21/2023	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
6/22/2023	6/21/2023	Amended Final Order	Certified Mail Hand
8/22/2023		Affidavit of Compliance	Hand
4/26/2024	5/15/2024	Notice of Formal Hearing - Abate Fine	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)	8/22/2023
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)	8/22/2023

Case Overview

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...	8/22/2023
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	8/22/2023	\$16,000.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$16,200.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$16,200.00

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: May 14, 2024
INVOICE # 435
FOR:

Case #7722
PEMBROKE PARK
WAREHOUSES HOLDING
3140 PEMBROKE RD #612,
PEMBROKE PARK, FL 33023

Bill To:
PEMBROKE PARK
WAREHOUSES HOLDING
3140 PEMBROKE RD #612,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17; 15-28 and 15-40.		
	Amended Final Order 06/15/2022		
1	Admin Fee 04/19/2023	\$ 100.00	\$ 100.00
1	Admin Fee 06/21/2023	\$ 100.00	\$ 100.00
32	Day(s) of Per Diem from (07/21/2023 - 08/22/2023)	\$ 500.00	\$ 16,000.00
	Recommend to Abate Per Diem Fine by 85%		\$ 2,400.00
	\$2,400.00 + \$100.00 + \$100.00		\$ 2,600.00
	Balance	\$	16,200.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)

CASE NO. 7722

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

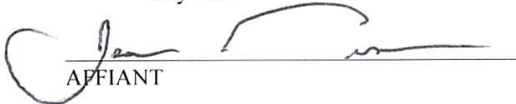
ADDRESS: 3140 Pembroke RD, #612, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 10:56 A.M.
ON THE 29 DAY OF APRIL 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

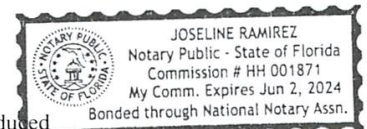
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 29 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the
Town of Pembroke Park.

Signature

Personally Known

OR Produced Identification

Type of Identification Produced



CODE COMPLIANCE SPECIAL MAGISTRATE

612

Apr 29, 2024 at 10:56:53 AM



Apr 29, 2024 at 10:57:06 AM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDATown of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Personnel:

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3140 Pembroke Rd, #612,
Pembroke Park, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING	7722	04/26/2024
3140 Pembroke Rd, #612 Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING	514220000290	
3140 Pembroke Rd, #612 Pembroke Park, FL 33009		
Legal Description:	AKA:	
20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd, #612, 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 15th day of May, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 SW 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) were 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 954-965-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

1 of 2

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**PEMBROKE PARK
WAREHOUSES HOLDING**

**3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3140 Pembroke Rd, #612,
Pembroke Park, FL 33009**

NOTICE OF HEARING TO ABATE FINE

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3140 Pembroke Rd, #612
Pembroke Park, FL 33009

Case #:

7722

Date:

04/26/2024

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3140 Pembroke Rd, #612
Pembroke Park, FL 33009

Property Description:

514220000290

Certified Mail #:

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

AKA:

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3140 Pembroke Rd, #612,
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 **15th day of May, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Militant

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 4/19/24

Phone #: 954-984-2208

Case # 7722

E-mail: nancy.romero@absolutemgmt.com

Address of Violation: 3140 Pembroke Rd #612

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Nancy Romero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7722 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 6/19/24 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 4/19/23 imposing the fine of \$ 16,200 for violation(s) of the Town's Code of Ordinances: 15-17; 15-25; 15-40

Brief summary for request: financial hardship

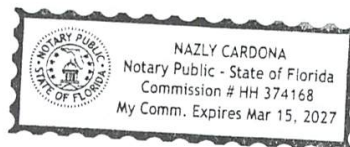
Nancy V. Romero
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Nancy Romero and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 4/19/24.

Notary Public State of Florida: Nazly Cardona My Commission expires: Mar. 15, 2024



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PS Form 3800, Apr

PEMBROKE PARK WAREHOUSES
 HOLDING
 OA #5387 AFO #7722 SOCL #7888
 3850 HOLLYWOOD BLVD STE 400
 HOLLYWOOD FL 33021

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ZEMEL, FRANKLIN L
 C/O ARNSTEIN & LEHR LLP
 OA #5387 AFO #7722 SOCL #7888
 200 EAST LAS OLAS BLVD., SUITE 1000
 FORT LAUDERDALE, FL 33301

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7722
Petitioner,)
)
vs.)
)
PEMBROKE PARK WAREHOUSES)
HOLDING)
Respondent(s)

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AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 3140 PEMBROKE RD #612, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

FOLIO NO.: 5142 20 00 0290

LEGAL DESCRIPTION: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 15-17; 15-28 and 15-40. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-17; 15-28 and 15-40 WITHIN 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of June 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 500- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 21st day of June 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of June, 2023.



Nazly Cardona

Code Clerk

Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING HAF #4471, #5379, #5376, #7722 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021		B. Received by (Printed Name) <i>Leslie Loring</i> C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 0673 4012 79		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
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HAF #4471, #5379, #5376, #7722
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City, State, ZIP+4®
FORT LAUDERDALE, FL 33301

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Total Postage and Fee \$ 8.69

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HAF #7722
Street and Apt. No.,
3140 PEMBROKE RD, #612,
City, State, ZIP+4®
PEMBROKE PARK FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PEMBROKE PARK WAREHOUSES HOLDING	)	CASE NO. 7722
Respondent	)	



**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

**Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023**

Petitioner,
vs.
**PEMBROKE PARK
WAREHOUSES HOLDING
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3140 Pembroke Rd, #612 ,
Pembroke Park, FL 33009**

NOTICE OF HEARING TO EXTEND TIME

Sent To: PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	Case #: 7722	Date: 05/25/2023
Property Owner: PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	Property Description: 514220000290	Certified Mail #:
Legal Description: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50' FOR RD & LESS S 25' OF W/25	AKA: 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd, #612 , 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 21st day of June, 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 954-956-4600 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 SW 52 Avenue

06/09/2023 11:23



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 5/18/2023 Phone: 954-989-2208
Email: nancy.romero@absolutemgmt.com
Property Address: 3140 Pembroke Road, Unit 612

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Nancy V. Romero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 1722 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 6/21/23 Town of Pembroke Park 6:00 AM (6/21/23)
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 10/20/22 imposing the fine of \$ 500.00 per day for violation(s) of the Town's Code of Ordinances:

Tenant not having his BTR. When application + inspectors were requested, the planning committee denied it. Claim of this unit is for storage only. Which is incorrect.

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.

Nancy V. Romero
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Nancy V. Romero and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 18th day of May, 2023

Notary [Signature]
My Commission expires 5-18-23



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**PEMBROKE PARK
WAREHOUSES HOLDING**

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3140 Pembroke Rd, #612 ,
Pembroke Park, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING	7722	05/25/2023
3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021		
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING	514220000290	
3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021		
Legal Description:	AKA:	
20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd, #612 , 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 **21st day of June, 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

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HALLANDALE, FL 33009

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Street, Apt. No., or PO Box No.	3120 PEMBROKE RD,
City, State, ZIP+4	PEMBROKE PARK, FL 33009
PS Form 3800, Aug. 2019	

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FAQs >

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FORT LAUDERDALE, FL 33301

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Text & Email Updates

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City, State, ZIP+4	200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301	

PS Form 3800, August 2019

See Less

<https://tools.usps.com/go/TrackConfirmAction?tRef=fullpage&tLc=2&text28777=&tLabels=70081140000321281718%2C&tABt=false>

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Page 647 of 741

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee
1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING FO #7722 3140 PEMBROKE RD #612, PEMBROKE PARK, FL 33009	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3038	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee
1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING HET #7722 3140 PEMBROKE RD, #612, PEMBROKE PARK, FL 33009	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7008 1140 0003 2128 1756	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee
1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING HET #7722 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7008 1140 0003 2128 1749	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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	

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**70081140000321281701**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 1:18 pm on May 30, 2023 in HOLLYWOOD, FL 33021.

Get More Out of USPS Tracking:**USPS Tracking Plus®**

Feedback

Delivered

Delivered, Front Desk/Reception/Mail Room

HOLLYWOOD, FL 33021

May 30, 2023, 1:18 pm

[See All Tracking History](#)

Text & Email Updates

USPS Tracking Plus®

Product Information

[Track Another Package](#)

Enter tracking or barcode numbers

See

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	7.85
PEMBROKE PARK WAREHOUSES HOLDING	
Sent To	HET #7722 HAF #5837 HCF #7888
Street, Apt. No., or PO Box No.	3850 HOLLYWOOD BLVD STE 400
City, State, ZIP+4	HOLLYWOOD FL 33021
PS Form 3800, 10/2019	

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7722
Petitioner,)
)
vs.)
)
PEMBROKE PARK WAREHOUSES)
HOLDING)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 19th, 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: PEMBROKE PARK WAREHOUSES HOLDING

PROPERTY OWNER: 3140 PEMBROKE RD #612, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 20 00 0290

LEGAL DESCRIPTION: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 15-17; 15-28 and 15-40. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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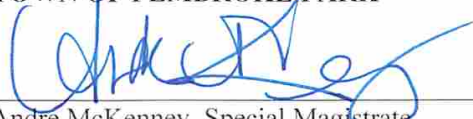
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-17; 15-28 and 15-40 WITHIN 15 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of April 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 500 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 19th day of April 2023.

TOWN OF PEMBROKE PARK



Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ___ No X

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Amended Final Order on this 21 day of April, 2023.



Nazly Cardona
Code Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd, #612 , Pembroke Park, FL 33009

Folio

514220000290

Legal Description

Case Status	Open	Case #	7722	Date Next Inspection	4/19/2023
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Notes Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/20/2022		Notice of Violation	Regular Mail
3/28/2023		Affidavit of Non-Compliance	Certified Mail
3/28/2023	4/19/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/19/2023
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: 4/19/2023
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: 4/19/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PEMBROKE PARK WAREHOUSES HOLDING) CASE NO. 7722
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 PEMBROKE RD #612, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING
AT 10:50 A.M. ON THE 07 DAY OF APRIL, 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

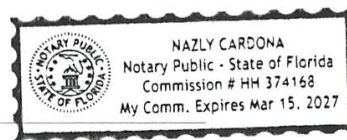
Josefine Ramirez 4/11/23
AFFIANT

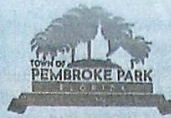
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of April, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2023

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

7722

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000290

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

AKA:

3140 J.F.
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #612 MILITANT SHIPPING &
PACKING

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 10/20/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation

LICENSES AND
BUSINESS REGULATIONS

Section

Sec. 15-17. - Business
Tax Receipt
Required.

Description

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)

Days to Comply
Date of this Notice

04/07/2023 10:50

612

04/07/2023 10:50

MAIL
UNITED STATES
TARE WT. 0.32 LB
2020 3CITEQ.200



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2023

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

7722

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000290

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

AKA:

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3140 Pembroke Rd, #612 ,
Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	21

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)	21
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...	21

Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

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 19th day of April, 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.

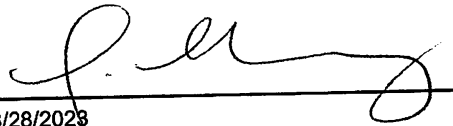
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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


3/28/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:

7722

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3140 Pembroke Rd, #612 ,
Pembroke Park, FL 33009

Respondent(s)

On 3/28/2023 | JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK WAREHOUSES HOLDING
Address:	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio:	514220000290
Site Address:	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd, #612 , Pembroke Park, FL 33009
Legal Description:	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/19/2023
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Notes/Mean of Correction:

Applied for Business Tax Receipt but has not schedule any inspections. Contact the Building Dept. at 954-966-4600, ext. 182 to schedule inspections. Must complete all inspections to obtain BTR.

Further, Affiant sayeth naught

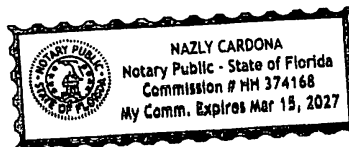
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/28/2023


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2023

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

7722

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000290

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

AKA:

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #612 MILITANT SHIPPING &
PACKING

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	21

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.

21

(Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)

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...

21

Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

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 19th day of April, 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.

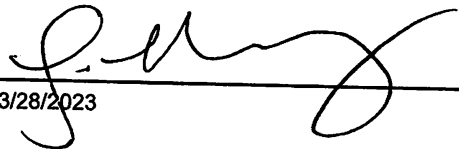
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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



3/28/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:

7722

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #612 MILITANT SHIPPING &
PACKING

Respondent(s)

On 3/28/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PEMBROKE PARK WAREHOUSES HOLDING
Address: 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio: 514220000290
Site Address: 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #612
MILITANT SHIPPING & PACKING
Legal Description: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR
RD & LESS S 25 OF W 25

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 3/28/2023
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: 3/28/2023
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: 3/28/2023

Notes/Mean of Correction:

Applied for Business Tax Receipt but has not schedule any inspections. Contact the Building Dept. at 954-966-4600, ext. 182 to schedule inspections. Must complete all inspections to obtain BTR.

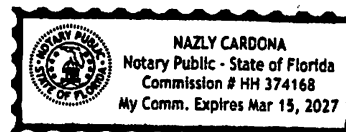
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/28/2023


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #: 7722

Date: 10/20/2022

Property Owner: PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description: 514220000290

Certified Mail #:

Legal Description: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

AKA: 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #612 MILITANT SHIPPING & PACKING

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2022 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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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...	21
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Notes/Mean of Correction:

Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

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.

Lisa Cannon
BTR/Code Enforcement Officer



	Town of Pembroke Park Business Tax / Billing Division	3150 SW 52nd Ave Pembroke Park FL 33023 <i>Phone: (954) 966-4600 EXT:214</i> <i>Fax: (954) 961-4760</i>
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Customer Number **105901**  **APPLICATION FORM**

~~612~~

Application Category: No Business Tax / Inspection Fees Only Application Date: 5/10/2012

Business Owner Information (Residential Usage)

Business Name: Militant Shipping & Packaging _____

Business Owner/Corporation/Partnership: _____

Business Address: 3140 PEMB RD, 612 _____

City/State/Zip: Pembroke Park/ FL /33009 _____

Business Phone: 7863564903 Other Phone: _____ Fax #: _____

E-Mail: militantound@gmail.com Contact Person's Name: Paul Palmer _____

Parcel Information

Folio Number: _____ Legal Description: _____

Prior Use: _____

Current Use: _____

Contact Information

Name: _____

Mailing Address: 3140 PEMB RD, 612 _____

City / State / Zip: PEMBROKE PK FL 33009 _____

Business Description: _____

Limitations: _____



Site Address	3120 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0290
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48-09
Abbr Legal Description	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2023 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2023	\$417,950	\$1,215,790	\$1,633,740	\$1,633,740				
2022	\$417,950	\$1,215,790	\$1,633,740	\$1,633,740				
2021	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170	\$35,120.67			
2023 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740				
Portability	0	0	0	0				
Assessed/SOH	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
12/1/1992	TD*	\$100	20656 / 140	\$2.00	207,177	SF		
8/1/1990	TD*	\$100		\$9.00	400	OA		
10/1/1971	WD	\$142,000						
9/1/1968	WD	\$65,000						
2/1/1962	WD	\$15,000		Adj. Bldg. S.F. (Card, Sketch)		81132		
				Eff./Act. Year Built: 1973/1972				
* Denotes Multi-Parcel Sale (See Deed)								
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee
1. Article Addressed to: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP NOH #7722 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301	B. Received by (Printed Name) <i>Roseanna Louissaint</i> C. Date of Delivery <i>4/12</i>
2. Article Number (Transfer from service label) 7020 0640 0000 5918 8525	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ Total Postage and Fees \$ Sent To Street and Apt. No. City, State, ZIP+4®	Postmark Here APR - 7 2023
PEMBROKE PARK WAREHOUSES HOLDING NOH #7722 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009	
PS Form 3800, April 2019	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ Total Postage and Fees \$ Sent To Street and Apt. No., City, State, ZIP+4®	Postmark Here APR - 7 2023
PEMBROKE PARK WAREHOUSES HOLDING NOH #7722 3140 PEMBROKE RD #612, PEMBROKE PARK, FL 33009	
PS Form 3800, April 2019	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee
1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING NOH #7722 3140 PEMBROKE RD #612, PEMBROKE PARK, FL 33009	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 0167	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

7020 0640 0000 5918 8525

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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 ZEMEL, FRANKLIN L
 C/O ARNSTEIN & LEHR LLP
 Street and Apt. No. NOH #7722
 City, State, ZIP+4® 200 EAST LAS OLAS BLVD., SUITE 1000
 FORT LAUDERDALE, FL 33301

PS Form 3800, A

7020 0640 0000 5918 8518

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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 PARK WAREHOUSES
 HOLDING
 Street and Apt. No. NOH #7722
 City, State, ZIP+4® 3850 HOLLYWOOD BLVD STE 400
 HOLLYWOOD FL 33021

PS Form 3800, A

7020 0640 0000 5918 8501

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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 PARK WAREHOUSES
 HOLDING
 Street and Apt. No. NOH #7722
 City, State, ZIP+4® 3120 PEMBROKE RD #612,
 PEMBROKE PARK, FL 33009

PS Form 3800, A

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING NOH #7722 3120 PEMBROKE RD #612, PEMBROKE PARK, FL 33009 2. Article Number (Transfer from service label) 7020 0640 0000 5918 8501		A. Signature X 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	
9590 9402 7912 2234 7849 64		Domestic Return Receipt	

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

#7722

Hasler

FIRST CLASS MAIL

10/20/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

MILITANT SHIPPING & PACKING
3140 PEMBROKE RD, 612
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Case # 7722

Hasler

FIRST CLASS MAIL

10/20/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

PEMBROKE PARK WAREHOUSES
HOLDINGS
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case Overview

Property/Incident Information

Owner	Address	Site Address
YESYM 5401 LLC	19355 TURNBERRY WAY #27E AVENTURA, FL 33181	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Folio

514230100770

Legal Description

MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Case Status Closed **Case #** 8352

Notes

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property.
3. Swale area has bare spots and requires new sod. On backend of property.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/30/2023		Notice of Violation	Regular Mail
6/8/2023		Affidavit of Non-Compliance	Certified Mail
6/8/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/22/2023	6/21/2023	Final Order	Certified Mail Hand
9/15/2023	9/20/2023	Notice of Formal Hearing - Extension of Time	Hand
9/20/2023	9/20/2023	Amended Final Order	Certified Mail
12/12/2023		Affidavit of Non-Compliance	Hand
4/4/2024		Affidavit of Non-Compliance	Certified Mail
4/4/2024	4/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
4/17/2024	4/17/2024	Supplemental Order/Claim of Lien	Certified Mail Hand
4/25/2024		Affidavit of Compliance	Regular Mail
5/1/2024	5/15/2024	Notice of Formal Hearing - Abate Fine	Hand

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	4/25/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	4/4/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	4/25/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	4/4/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	12/12/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	4/4/2024
ZONING	Sec. 28-208.2.(a) - Specific use regulations and limitations.	The specific conditions set forth below shall be applied to each proposed use during site development plan review when a site development plan is required or prior to the issuance of an occupational license. (a) Automotive repair establishments. Any building used for automobile repair (including automotive paint) and any storage area for vehicles being or to be repaired shall be screened from any adjacent (immediately abutting or across a roadway) residential zoned property in accordance with the provisions contained herein. All repairs are to be performed within a fully enclosed building. Small dent repair not involving the use of paint, sanding, body fillers, chemicals or mechanical equipment shall be considered the same as auto repair garages and shall be permitted in C-1 Districts. No vehicle sales or rental shall be permitted. This use is not permitted unless a special exception application is approved by the Town Commission in accordance with the requirements of section 28-199 o...	4/25/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	4/25/2024	\$39,500.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$39,700.00

Payments

Case Overview

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
9/29/2023	Credit	\$200.00
	Total Payments	\$200.00
	Fees Outstanding	\$39,500.00

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: May 14, 2024
INVOICE # 435
FOR:

Case #8352
YESYM 5401 LLC
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

Bill To:

YESYM 5401 LLC
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(c)(I); 12-48; 22-27; 22-28; 22-29 and 28-208 2(a).		
	Amended Final Order 09/20/2023		
1	Admin Fee 06/21/2023	\$ 100.00	\$ 100.00
1	Admin Fee 09/20/2023	\$ 100.00	\$ 100.00
	Payment	\$ 200.00	\$ 200.00
158	Day(s) of Per Diem from (11/19/2023 - 04/25/2024)	\$ 250.00	\$ 39,500.00
1	Recorded Lien 04/24/2024	\$ 48.50	\$ 48.50
1	Release of Lien	\$ 8.50	\$ 8.50
	Recommend to Abate Per Diem Fine by 85%		\$ 5,925.00
	\$5,925.00 + \$48.50 + \$8.50		\$ 5,982.00
	Balance		\$ 39,557.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YESYM 5401 LLC)

CASE NO. 8352

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 5401 SW 25 CT, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC AT 05:21 P.M. ON THE 03
DAY OF MAY 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

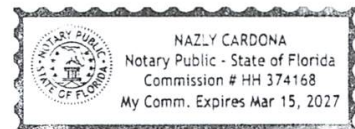
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3 day of May, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
VS.
YESYM 5401 LLC
5401 SW 25 CT, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
YESYM 5401 LLC 19355 TURNBERRY WAY#27E AVENTURA, FL 33181	8352	05/01/2024
Property Owner:	Property Description:	Certified Mail #:
YESYM 5401 LLC 19355 TURNBERRY WAY#27E AVENTURA, FL 33181	514230100770	
Legal Description:	AKA:	
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4	5401 SW 25 CT, PEMBROKE PARK, FL 33023	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of May, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,
Joseline Ramirez
Code Compliance Supervisor

05/03/2024 17:21



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

YESYM 5401 LLC

**5401 SW 25 CT, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO ABATE FINE

Sent To:

YESYM 5401 LLC

19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Case #:

8352

Date:

05/01/2024

Property Owner:

YESYM 5401 LLC

19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Property Description:

514230100770

Certified Mail #:

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33
B LOT 7,8 BLK 4

AKA:

5401 SW 25 CT, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of May, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: May 01-2024

Phone #: 786-556-7754

Case # 8352

E-mail: YOROMISS55@GMAIL.COM

Address of Violation: 5401 SW 25TH CT

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, ROGER MIMOUN MGR YESYM5401 LLC (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8352 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the MAY 15-2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on April 17-2024 imposing the fine of \$ 37,600⁰⁰ for violation(s) of the Town's Code of Ordinances: _____

Brief summary for request: I DID FIXED ALL THE VIOLATIONS BUT DID NOT REQUEST AN INSPECTION NOT KNOWING TO CALL INSPECTOR JOSELYN RAMIREZ FOR INSPECTION FINAL WAS NOT AWARE AT ALL UNTIL April 17 THAT WAS PENDING.

ROGER MIMOUN MGR. YESYM5401 LLC
Petitioner's Name (Print)

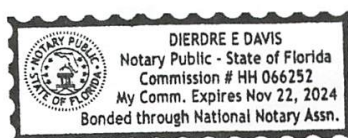
[Signature]
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Roger Mimoun and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on May 1 2024.

Notary Public State of Florida: [Signature]

My Commission expires: Nov 22 24



**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner.

vs.

YESYM 5401 LLC
Respondent(s)

[Signature] 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

Case No.: 8352

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 17 day of April 24

Dated at Pembroke Park, Broward County, Florida,
on this 24 day of April 24

By: *[Signature]*

Town Clerk



SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 17th, 2024 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Amended Final Order that was entered on September 20th, 2023. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☒ NO ☐

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: YESYM 5401 LLC

FOLIO #: 5142 30 10 0770

1. The Special Magistrate entered a Amended Final Order on September 20th, 2023, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(c); 12-48; and 28-208.2(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on September 20th, 2023, or if no compliance occurred by the due date, there would be a per diem fine of **\$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **\$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Amended Final Order issued on September 20th, 2023. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$37,600.00** (THIRTY SEVEN THOUSAND SIX 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:

MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

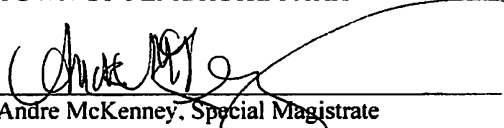
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

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 April 2024.

TOWN OF PEMBROKE PARK

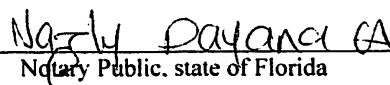

Andre McKenney, Special Magistrate

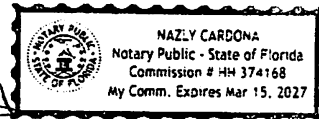
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Chief 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:

April 17, 2024.


Notary Public, state of Florida



Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

YESYM 5401 LLC
Respondent(s)

Maden 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

Case No. : 8352

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 17 day of April, 24.

Dated at Pembroke Park, Broward County, Florida,
on this 24 day of April, 24.

By: *Maden Martell*

Town Clerk



SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 17th, 2024 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Amended Final Order that was entered on September 20th, 2023. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☒ NO ☐

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: YESYM 5401 LLC

FOLIO #: 5142 30 10 0770

1. The Special Magistrate entered a Amended Final Order on September 20th, 2023, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(c); 12-48; and 28-208.2(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on September 20th, 2023, or if no compliance occurred by the due date, there would be a per diem fine of **\$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **\$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Amended Final Order issued on September 20th, 2023. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$37,600.00** (THIRTY SEVEN THOUSAND SIX 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:

MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 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 April 2024.

TOWN OF PEMBROKE PARK

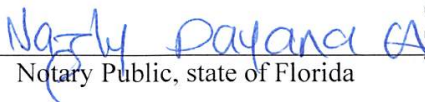

Andre McKenney, Special Magistrate

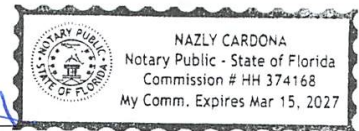
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Chief 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:

April 17, 2024.


Notary Public, state of Florida



Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No _____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of April, 2024.

Nazly Cardona CA

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8352
Petitioner,)
)
vs.)
)
YESYM 5401 LLC)
Respondent(s) _____

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 20th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: YESYM 5401 LLC

FOLIO NO.: 5142 30 10 0770

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c)(1); 12-48; 22-27; 22-28; 22-29 and 28-208(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(c)(1); 12-48; 22-27; 22-28; 22-29 and 28-208(a) WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 20th day of September 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of September 2023.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

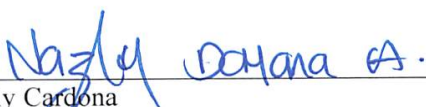
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of September, 2023.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1605 9283 45

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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
 Street and Apt. No.
 City, State, ZIP+4®

YESYM 5401 LLC
 SOCL #8352 FO #9501
 5401 SW 25 CT,
 PEMBROKE PARK, FL 33023

Postmark Here
 APR 18 2024

PS Form 3800, Jan 2019

9589 0710 5270 1605 9283 45

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.69**

Total Postage and
 \$

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

YESYM 5401 LLC
 MIMOUN, ROGER
 SOCL #8352 FO #9501
 19355 TURNBERRY WAY #27E
 AVENTURA FL 33181

Postmark Here
 APR 18 2024

PS Form 3800, Jan 2019

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 YESYM 5401 LLC
 MIMOUN, ROGER
 SOCL #8352 FO #9501
 19355 TURNBERRY WAY #27E
 AVENTURA FL 33181

2. Article Number (Transfer from service label)
 9589 0710 5270 1605 9283 45

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
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COMPLETE THIS SECTION ON DELIVERY

A. Signature
 x Receptionist ☐ Agent
☐ Addressee

B. Received by (Printed Name)
 Receptionist

C. Date of Delivery
 4-20-24

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
YESYM 5401 LLC	19355 TURNBERRY WAY #27E AVENTURA, FL 33181	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Folio

514230100770

Legal Description

MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Case Status	Open	Case #	8352	Date Next Inspection	4/17/2024
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Notes

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property.
3. Swale area has bare spots and requires new sod. On backend of property.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/30/2023		Notice of Violation	Regular Mail
6/8/2023		Affidavit of Non-Compliance	Certified Mail
6/8/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/22/2023	6/21/2023	Final Order	Certified Mail Hand
9/15/2023	9/20/2023	Notice of Formal Hearing - Extension of Time	Hand
9/20/2023	9/20/2023	Amended Final Order	Certified Mail
12/12/2023		Affidavit of Non-Compliance	Hand
4/4/2024		Affidavit of Non-Compliance	Certified Mail
4/4/2024	4/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail 4/5/24 4/5/24

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 4/17/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(I). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	4/4/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 4/17/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	4/4/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	12/12/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	4/4/2024
ZONING	Sec. 28-208.2.(a) - Specific use regulations and limitations.	The specific conditions set forth below shall be applied to each proposed use during site development plan review when a site development plan is required or prior to the issuance of an occupational license. (a) Automotive repair establishments. Any building used for automobile repair (including automotive paint) and any storage area for vehicles being or to be repaired shall be screened from any adjacent (immediately abutting or across a roadway) residential zoned property in accordance with the provisions contained herein. All repairs are to be performed within a fully enclosed building. Small dent repair not involving the use of paint, sanding, body fillers, chemicals or mechanical equipment shall be considered the same as auto repair garages and shall be permitted in C-1 Districts. No vehicle sales or rental shall be permitted. This use is not permitted unless a special exception application is approved by the Town Commission in accordance with the requirements of section 28-199 o...	Not in Compliance - Reinspection Date: 4/17/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$35,500.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$35,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
9/29/2023	Credit	\$200.00
Total Payments		\$200.00
Fees Outstanding		\$35,500.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YESYM 5401 LLC)

CASE NO. 8352

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5401 SW 25 CT, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC AT 12:50 P.M. ON THE 05 DAY OF APRIL 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

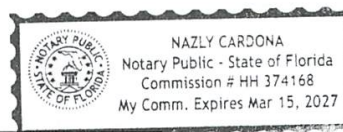
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

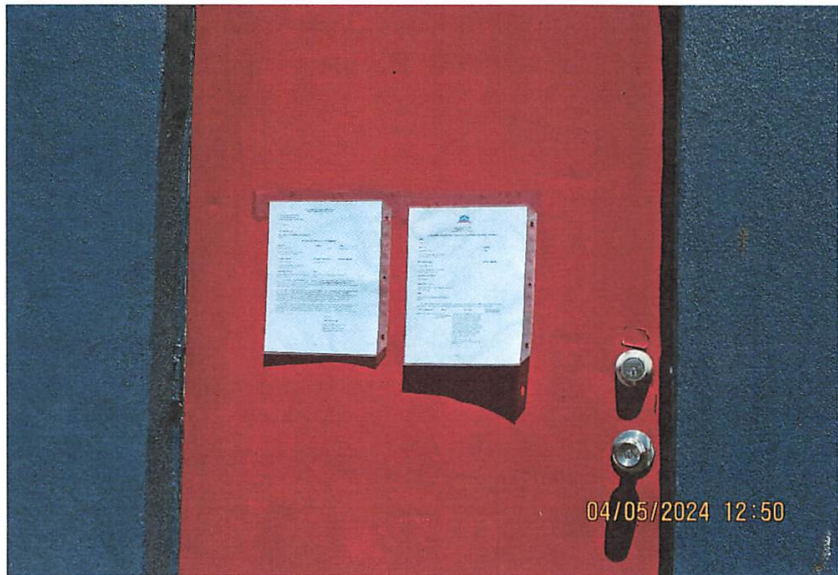
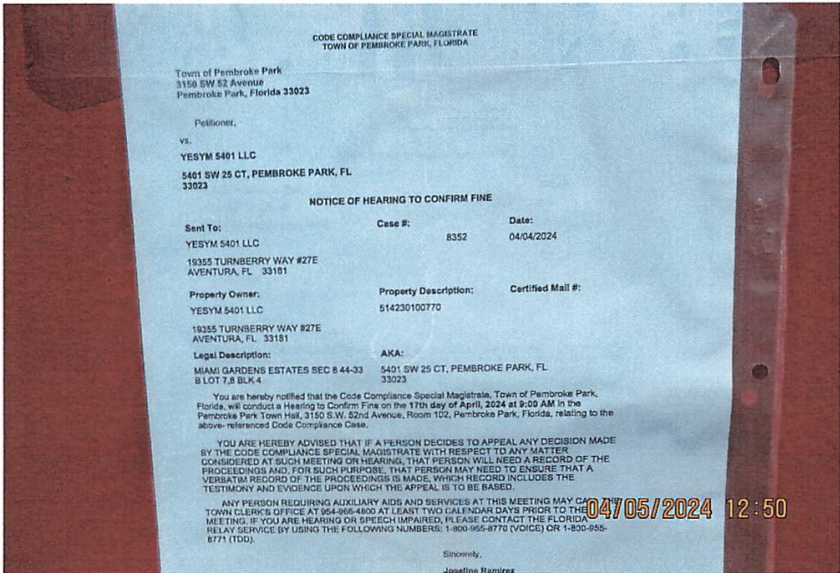
[Signature] DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[Signature]
Signature
Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

YESYM 5401 LLC

**5401 SW 25 CT, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

YESYM 5401 LLC

19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Case #:

8352

Date:

04/04/2024

Property Owner:

YESYM 5401 LLC

19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Property Description:

514230100770

Certified Mail #:

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33
B LOT 7,8 BLK 4

AKA:

5401 SW 25 CT, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of April, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
8352

Petitioner,

vs.

YESYM 5401 LLC
5401 SW 25 CT, PEMBROKE PARK, FL
33023

Respondent(s)

On 4/4/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: YESYM 5401 LLC
Address: 19355 TURNBERRY WAY #27E AVENTURA, FL 33181
Folio: 514230100770
Site Address: 5401 SW 25 CT, PEMBROKE PARK, FL 33023
Legal Description: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Notes/Mean of Correction:

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property. Not corrected.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property. Partially corrected.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property. Not Corrected.
3. Swale area has bare spots and requires new sod. On backend of property. Corrected, but damaged by tow trucks.

Further, Affiant sayeth naught

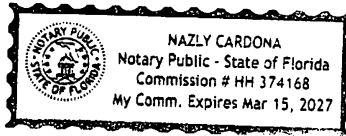
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/4/2024


NOTARY PUBLIC, STATE OF FLORIDA



Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: April 10, 2024
INVOICE # 435
FOR:

Case #8352
YESYM 5401 LLC
5401 SW 25 CT, PEMBROKE
PARK, FL 33023

Bill To:
YESYM 5401 LLC
5401 SW 25 CT, PEMBROKE
PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(c)(l); 12-48; 22-27; 22-28; 22-29 and 28-208.2(a).		
	Amended Final Order 09/20/2023		
1	Admin Fee	\$ 100.00	\$ 100.00
150	Day(s) of Per Diem from (11/19/2023 - 04/17/2024)	\$ 250.00	\$ 37,500.00
Balance			\$ 37,600.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

9589 0710 5270 1605 9282 60

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OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postmark Here

Postage
\$8.69

Total Postage and
 \$

Sent To
 YESYM 5401 LLC
 NOH #9501 HCF #8352

Street and Apt. No
 5401 SW 25 CT,
 PEMBROKE PARK, FL 33023

City, State, ZIP+4®

PS Form 3800, January 2020 (PSN 7530-02-000-9000) See back for restrictions and limitations.

9589 0710 5270 1605 9282 77

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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	\$	

Postmark Here

Postage
\$8.69

Total Postage and
 \$

Sent To
 YESYM 5401 LLC
 MIMOUN, ROGER

Street and Apt. No
 NOH #9501 HCF #8352
 19355 TURNBERRY WAY #27E

City, State, ZIP+4®
 AVENTURA FL 33181

PS Form 3800, January 2020 (PSN 7530-02-000-9000) See back for restrictions and limitations.

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****Bill To:**

YESYM 5401 LLC
5401 SW 25 CT
PEMBROKE PARK, FL 33023

Date 9/29/2023 3:05:47 PM**Invoice #** 26813**For** Code Enforcement Case#
8352**Site Address:**

5401 SW 25 CT, PEMBROKE PARK, FL
33023

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
100.00	Code Enforcement Administrative Fees	\$100.00
Total		\$200.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	11/19/2023		\$250.00	0	\$0.00
Admin Fixed	6/22/2023		\$100.00	0	\$100.00
Admin Fixed	9/20/2023		\$100.00	0	\$100.00
Total					\$200.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
9/29/2023	Credit	\$200.00
Total		\$200.00

Balance **\$0.00**

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8352
Petitioner,)
)
vs.)
)
YESYM 5401 LLC)
Respondent(s) _____

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 20th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: YESYM 5401 LLC

FOLIO NO.: 5142 30 10 0770

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c)(1); 12-48; 22-27; 22-28; 22-29 and 28-208(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

1
2 THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the
3 Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE
4 SECTION(S) 5-103(c)(1); 12-48; 22-27; 22-28; 22-29 and 28-208(a) WITHIN 60 DAYS
5 OF THE DATE OF THE FORMAL HEARING held on 20th day of September 2023. If the
6 Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00
7 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the
8 date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE
9 SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE
10 HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF
11 THE HEARING.
12

13
14 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
15 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
16 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
17 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
18 DETERMINE IF COMPLIANCE HAS OCCURRED.
19

20
21 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
22 this 20th day of September 2023.
23

24 **TOWN OF PEMBROKE PARK**

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Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek
judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct
copy of this order was mailed through the United States Mail to the Respondent(s) at the address
set forth above in this Final Order on this 22 day of September, 2023.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: YESYM 5401 LLC MIMOUN, ROGER NOH #8352 19355 TURNBERRY WAY #27E AVENTURA FL 33181 2. Article Number (Transfer from service label) 7022 2410 0001 1497 5711	A. Signature X <i>[Signature]</i> B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: YESYM 5401 LLC MIMOUN, ROGER FO #8352 19355 TURNBERRY WAY #27E AVENTURA FL 33181 2. Article Number (Transfer from service label) 7022 2410 0001 1497 6305	A. Signature X <i>Receptionist</i> B. Received by (Printed Name) <i>Receptionist</i> C. Date of Delivery <i>6-26-23</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and
\$

Sent To YESYM 5401 LLC
AFO #8352
Street and Apt. No. 5401 SW 25 CT,
City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ *8.53*

Total Postage and
\$

Sent To YESYM 5401 LLC / MIMOUN, ROGER
AFO #8352
Street and Apt. No. 19355 TURNBERRY WAY #27E
City, State, ZIP+4® AVENTURA FL 33181

PS Form 3800, April 2015 PSN 7530-02-000-9047

Case Overview

Property/Incident Information

Owner	Address	Site Address
YESYM 5401 LLC	19355 TURNBERRY WAY #27E AVENTURA, FL 33181	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Folio

514230100770

Legal Description

MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Case Status	Open	Case #	8352	Date Next Inspection	9/20/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property.
3. Swale area has bare spots and requires new sod. On backend of property.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/30/2023		Notice of Violation	Regular Mail
6/8/2023		Affidavit of Non-Compliance	Certified Mail
6/8/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/22/2023	6/21/2023	Final Order	Certified Mail Hand
9/15/2023	9/20/2023	Notice of Formal Hearing - Extension of Time	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 9/20/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 9/20/2023

Case Overview

OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 9/20/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not in Compliance - Reinspection Date: 9/20/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 9/20/2023
ZONING	Sec. 28-208.2.(a) - Specific use regulations and limitations.	The specific conditions set forth below shall be applied to each proposed use during site development plan review when a site development plan is required or prior to the issuance of an occupational license. (a) Automotive repair establishments. Any building used for automobile repair (including automotive paint) and any storage area for vehicles being or to be repaired shall be screened from any adjacent (immediately abutting or across a roadway) residential zoned property in accordance with the provisions contained herein. All repairs are to be performed within a fully enclosed building. Small dent repair not involving the use of paint, sanding, body fillers, chemicals or mechanical equipment shall be considered the same as auto repair garages and shall be permitted in C-1 Districts. No vehicle sales or rental shall be permitted. This use is not permitted unless a special exception application is approved by the Town Commission in accordance with the requirements of section 28-199 o...	Not in Compliance - Reinspection Date: 9/20/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$7,250.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$7,350.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$7,350.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

YESYM 5401 LLC

**5401 SW 25 CT, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
YESYM 5401 LLC	8352	09/15/2023
19355 TURNBERRY WAY #27E AVENTURA, FL 33181		
Property Owner:	Property Description:	Certified Mail #:
YESYM 5401 LLC	514230100770	
19355 TURNBERRY WAY #27E AVENTURA, FL 33181		
Legal Description:	AKA:	
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4	5401 SW 25 CT, PEMBROKE PARK, FL 33023	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of September, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: Sept 18 - 2023 Phone: 786-558-7754
Email: ddrm551@hotmail.com
Property Address: 5401 SW 25 S.W. COURT PEMBROKE PARK

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, ROGER MIMOUN (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8352 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 9/20/23 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 6/21/23 imposing the fine of \$ 250.00 per day for violation(s) of the Town's Code of Ordinances:

Sec 5-103 (c) ; 5-103 (1) ; 12-48
22-27 ; 22-28 ; 22-29 ; 28 -2082.(a).

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

ROGER MIMOUN MGR
Petitioner's Name (Print)

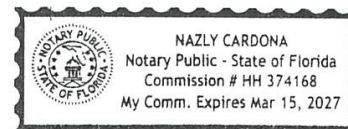
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Roger Mimoun, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 15 day of Sept., 20 23.

Nazly Cardona GA
Notary
My Commission expires Mar 15, 2027



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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8352
Petitioner,)
vs.)
YESYM 5401 LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: YESYM 5401 LLC

FOLIO NO.: 5142 30 10 0770

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c)(1); 12-48; 22-27; 22-28; 22-29 and 28-208-2(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(c)(1); 12-48; 22-27; 22-28; 22-29 and 28-208-2(a) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of June 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of June 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of June, 2023.



Nazly Cardona

Code Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0001 1497 5711

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☐ Adult Signature Restricted Delivery	\$		

Postage
 \$ 7.85
 Total Postage and Fees
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 Sent To
 YESYM 5401 LLC
 MIMOUN, ROGER
 NOH #8352
 Street and Apt. No.,
 19355 TURNBERRY WAY #27E
 City, State, ZIP+4®
 AVENTURA FL 33181

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☐ Return Receipt (electronic)	\$		
☐ Certified Mail Restricted Delivery	\$		
☐ Adult Signature Required	\$		
☐ Adult Signature Restricted Delivery	\$		

Postage
 \$ 7.85
 Total Postage and Fees
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 Sent To
 YESYM 5401 LLC
 NOH #8352
 Street and Apt. No.,
 5401 SW 25 CT,
 City, State, ZIP+4®
 PEMBROKE PARK, FL 33023

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☐ Certified Mail Restricted Delivery	\$		
☐ Adult Signature Required	\$		
☐ Adult Signature Restricted Delivery	\$		

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 MIMOUN, ROGER
 FO #8352
 Street and Apt. No.,
 19355 TURNBERRY WAY #27E
 City, State, ZIP+4®
 AVENTURA FL 33181

PS Form 3800,

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☐ Adult Signature Restricted Delivery	\$		

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 FO #8352
 Street and Apt. No.,
 5401 SW 25 CT,
 City, State, ZIP+4®
 PEMBROKE PARK, FL 33023

PS Form 3800, Apr

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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Sent To:

YESYM 5401 LLC

19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Property Owner:

NOV
Case #.

8352

Property Desr

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yesym 5401 LLC

NOV #8352

5401 SW 25 CT,
Pembroke Park, FL 33023.

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■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: YESYM 5401 LLC MIMOUN, ROGER NOH #8352 19355 TURNBERRY WAY #27E AVENTURA FL 33181 2. Article Number (Transfer from service label) 7022 2410 0001 1497 5711	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Insured Mail Restricted Delivery	
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TOWN OF PEMBROKE PARK

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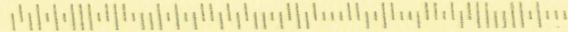
YESYM 5401 LLC
FO #8352
5401 SW 25 CT,
PEMBROKE PARK, FL 33023



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RETURN TO SENDER
INSUFFICIENT ADDRESS
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BC: 33023541350 *2506-02885-23-46



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YESYM 5401 LLC
 FO #8352
 5401 SW 25 CT,
 PEMBROKE PARK, FL 33023



9590 9402 7912 2234 7763 41

2. Article Number (Transfer from service label)

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A. Signature

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☐ Agent

☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

- D. Is delivery address different from item 1?** ☐ Yes
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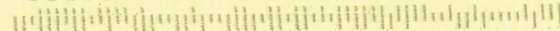
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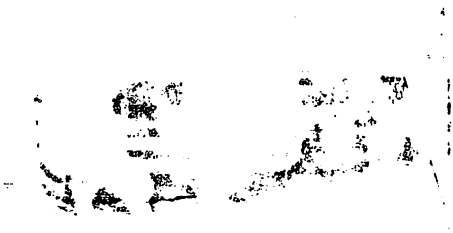
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Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, Florida
33023



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US POSTAGE

YESYM 5401 LLC
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PEMBROKE PARK, FL 33023

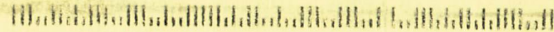
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07/31/23

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RETURN TO SENDER

33023-41860



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1. Article Addressed to: YESYM 5401 LLC NOH #8352 5401 SW 25 CT, PEMBROKE PARK, FL 33023		B. Received by (Printed Name)	C. Date of Delivery
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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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Case Overview

Property/Incident Information

Owner	Address	Site Address
YESYM 5401 LLC	19355 TURNBERRY WAY #27E AVENTURA, FL 33181	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Folio
514230100770

Legal Description

Case Status	Open	Case #	8352	Date Next Inspection	6/21/2023
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Notes

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property.
3. Swale area has bare spots and requires new sod. On backend of property.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/30/2023		Notice of Violation	Regular Mail
6/8/2023		Affidavit of Non-Compliance	Certified Mail
6/8/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 6/21/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/21/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 6/21/2023

Case Overview

OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not In Compliance - Reinspection Date: 6/21/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 6/21/2023
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CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YESYM 5401 LLC)

CASE NO. 8352

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC AT 10:03 A.M. ON THE 09 DAY OF JUNE 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

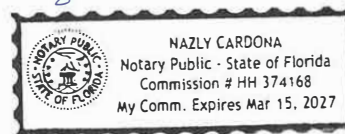
Josefine Ramirez 6/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of June 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A
Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____






Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 06/08/2023

Sent To: YESYM 5401 LLC
19356 TURNBERRY WAY #27E
AVENTURA, FL 33181

Case #: 8352

Certified Mail #:

Property Owner: YESYM 5401 LLC
19356 TURNBERRY WAY #27E
AVENTURA, FL 33181

Property Description: 514230100770

Legal Description: MIAMI GARDENS ESTATES SEC 6 44-33 B
LOT 7, 8 BLK 4
AKA: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c) - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trails, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	7
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j) - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent, shall comply with all landscaping requirements in effect at the time of alteration, unless said in effect at the time of alteration is repealed or amended.	7

06/09/2023 10:03

STAPLES



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/08/2023

Sent To:

YESYM 5401 LLC

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Case #:

8352

Property Owner:

YESYM 5401 LLC

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Certified Mail #:

Property Description:

514230100770

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33 B
LOT 7,8 BLK 4

AKA:

5401 SW 25 CT, PEMBROKE PARK, FL
33023

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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	7
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1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property.
3. Swale area has bare spots and requires new sod. On backend of property.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of June, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

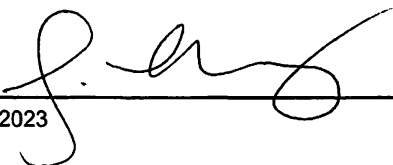
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


6/8/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
8352

Petitioner,

vs.

YESYM 5401 LLC
5401 SW 25 CT, PEMBROKE PARK, FL
33023

Respondent(s)

On 6/8/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	YESYM 5401 LLC
Address:	19355 TURNBERRY WAY #27E AVENTURA, FL 33181
Folio:	514230100770
Site Address:	5401 SW 25 CT, PEMBROKE PARK, FL 33023
Legal Description:	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Ordinance/Regulation	Section	Description	Date Complied
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Notes/Mean of Correction:

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property. Not corrected.
 2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property. Corrected.
 3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property. Partially corrected, all items have to be stored inside.
 3. Swale area has bare spots and requires new sod. On backend of property. Not corrected.
- Call for re-inspection when all items are corrected at 954-551-7147.

Further, Affiant sayeth naught

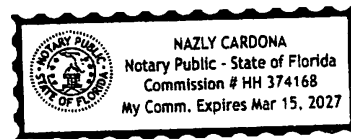
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/8/2023


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: YESYM 5401 LLC
Case #: 8352
Date: 03/30/2023
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Property Owner: YESYM 5401 LLC
Property Description: 514230100770
Certified Mail #:
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Legal Description: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4
AKA: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

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If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Compliance Officer



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE · PEMBROKE PARK, FLORIDA 33023 · OFFICE (954) 966-4600 ·

March 30, 2023

Greetings Property Owner

The Town of Pembroke Park (“Town”) takes great pride in the maintenance of the Town and its roadways. Over the years, the Town enjoyed a cooperative relationship with its property owners regarding the maintenance of the Town’s swales. Recently, the Town has undertaken an increased role in the maintenance of the Town’s swales due some contiguous property owners failing to maintain the swales adjacent to their properties.

The Town Code of Ordinances, specifically Sections 22-26 through 22-29, requires owners of property contiguous to all swale areas to maintain the swale by keeping it free from trash and debris, rocks and asphalt, shrubs and hedges, and any other obstruction which may be hazardous to the public welfare. Additionally, contiguous property owners are required to maintain the grass within these swale areas.

Please let this letter serve as a courtesy notice to all property owners within the Town that the Town intends to strictly enforce Sections 22-26 through 22-29 of the City code through its code compliance process. Please take all actions necessary to ensure that all swales surrounding your entire property are properly maintained as required by the Town code.

Please do not hesitate to contact Joseline Ramirez at 754-232-1624 if you have any questions or require additional information.

Respectfully,

Joseline Ramirez
Chief Code Compliance Officer
Code Compliance Dept.



Site Address	5401 SW 25 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 10 0770
Property Owner	YESYM 5401 LLC	Millage	0613
Mailing Address	19355 TURNBERRY WAY #27E AVENTURA FL 33181	Use	48-01
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2023 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$91,040	\$381,700	\$472,740	\$472,740	
2022	\$91,040	\$381,700	\$472,740	\$472,740	\$9,984.47
2021	\$91,040	\$347,400	\$438,440	\$438,440	\$9,428.48

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$472,740	\$472,740	\$472,740	\$472,740
Portability	0	0	0	0
Assessed/SOH	\$472,740	\$472,740	\$472,740	\$472,740
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$472,740	\$472,740	\$472,740	\$472,740

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/22/2017	WD-Q	\$420,000	114740431	\$7.00	13,006	SF
12/16/2016	WD-D	\$100,000	114165586			
8/10/2011	WD-Q	\$150,000	48116 / 1904			
5/11/2011	DR*-T		47942 / 90			
11/4/2006	QC*	\$100	43395 / 1471			
				Adj. Bldg. S.F. (Card, Sketch)		4302
				Eff./Act. Year Built: 1961/1960		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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Detail by Entity Name

Florida Limited Liability Company
YESYM 5401, LLC

Filing Information

Document Number L17000234172
FEI/EIN Number 82-3420392
Date Filed 11/13/2017
Effective Date 11/14/2017
State FL
Status ACTIVE

Principal Address

19355 TURNBERRY WAY
 27E
 AVENTURA, FL 33180

Mailing Address

PO Box 2914
 Hallandale, FL 33008

Changed: 02/22/2018

Registered Agent Name & Address

MIMOUN, ROGER
 19355 TURNBERRY WAY
 27E
 AVENTURA, FL 33180

Address Changed: 02/22/2018

Authorized Person(s) Detail

Name & Address

Title MGR

Mimoun, Roger
 PO Box 2914
 Hallandale, FL 33008

Annual Reports

Report Year	Filed Date
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2021	02/01/2021
2022	02/02/2022
2023	03/06/2023

Document Images

03/06/2023 -- ANNUAL REPORT	View image in PDF format
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11/13/2017 -- Florida Limited Liability	View image in PDF format

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For delivery information, visit our website at www.usps.com ®.	
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 7.85
Total Postage and Fees	\$
Sent To	YESYM 5401 LLC
Street and Apt. No.	MIMOUN, ROGER
City, State, ZIP+4®	NOH #8352
	19355 TURNBERRY WAY #27E
	AVENTURA FL 33181
PS Form 3800, April 2013 PSN 7530-02-000-9001	

7022 2410 0001 1497 5698

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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	\$ 7.85
Total Postage and Fees	\$
Sent To	YESYM 5401 LLC
Street and Apt. No.	NOH #8352
City, State, ZIP+4®	5401 SW 25 CT,
	PEMBROKE PARK, FL 33023
PS Form 3800, April 2013 PSN 7530-02-000-9001	

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
03/31/2023 ZIP 33023
043M30245597

US POSTAGE

Sent To:

YESYM 5401 LLC
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

NOV
Case #.

8352

Property Owner:

Property Desr

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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FIRST-CLASS MAIL
IMI
\$000.60⁹
03/31/2023 ZIP 33023
043M30245597

US POSTAGE

yesym 5401 LLC

NOV #8352

5401 SW 25 Ct,
Pembroke Park, FL 33023.

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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3 APR 2023 PM 1 L



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FIRST-CLASS MAIL

IMI

\$000.60⁰

03/31/2023 ZIP 33023
043M30245597

US POSTAGE

Jesym 5401 LLC

NOV #B352

5401 SW 25 Ct,
Pembroke Park, FL 33023

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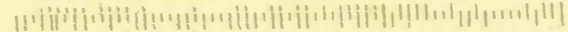
331 DE 1

0004/13/23

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UNABLE TO FORWARD

BC: 33023541350

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