AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Tuesday, May 18, 2021
Council Chambers
3150 SW 52 AVE, 1ST FLOOR,
PEMBROKE PARK, FL 33023

Page

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **SPECIAL MAGISTRATE OPENING STATEMENT**

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

5. **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.

6. **FORMAL HEARING - CHIEF BUILDING OFFICIAL MIGUEL NUNEZ:**

   1. **CASE 5068** - YESYM 5401 LLC/ROGER MIMOUN - FORMAL HEARING - FBC SECTION(s) 110.15 - 40 YEAR INSPECTION - **FIRST OFFENSE** 7 - 20
   CASE OVERVIEW 5068

7. **VACATING OF THE AMENDED FINAL ORDER -TOWN ATTORNEY MELISSA ANDERSON:**

   1. **CASE 4634** - LAKESHORE MOBILE HOME PARK - TOWN'S MOTION TO VACATE THE AMENDED FINAL ORDER 21 - 22
   AMENDED FINAL ORDER CASE 4634

8. **FORMAL HEARING - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ:**

1. **CASE 4794** - ARELY TORREZ/PARKER LONE PINE WEST MHP - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 23 - 60
   CASE OVERVIEW 4794

2. **CASE 4933** - LAKESHORE MOBILE HOME PARK LLC - FORMAL HEARING - SECTION(s) 5-105; 5-2(a) - NO BUILDING PERMIT - **SECOND OFFENSE** 61 - 103
   CASE OVERVIEW 4933

3. **CASE 5280** - BNUMO INC. - FORMAL HEARING - SECTION(s) 5-103(a)(b)(e)(g)(k)(n)(o); 5-104 - EXTERIOR MAINTENANCE; 13-2 - ABANDON VEHICLES - **FIRST OFFENSE** 104 - 164
   CASE OVERVIEW 5280

4. **CASE 5382** - YESYM 5401 LLC/MSK LOGISTICS LLC - FORMAL HEARING - SECTION(s) 5103(a)(e)(j)(h) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT; 15-17 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** 165 - 190
   CASE OVERVIEW 5382

5. **CASE 5337** - RAUL MEDINA JR/MTX GROUP ONE, LLC - FORMAL HEARING - SECTION(s) 5-103(a)(o) - NO PAINT COLOR PERMIT; 5-105; 5-2(a)(b) - NO BUILDING PERMIT; 21-19 PROHIBITED SIGNS; 28-301(a)(8)(28-307(a) - PARKING LOT REQUIREMENTS - **FIRST OFFENSE** 191 - 240
   CASE OVERVIEW 5337

6. **CASE 5436** - MTX ONE GROUP, LLC - FORMAL HEARING - SECTION(s) 15-17; 15-24 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** 241 - 274
   CASE OVERVIEW 5436

7. **CASE 5468** - CARLOS & MAUREEN BROWN - FORMAL HEARING - SECTION(s) 5-105(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** 275 - 291
   CASE OVERVIEW 5468

8. **CASE 5470** - BKI-95 LLC/ALEXANDER KALAS - FORMAL HEARING - SECTION(s) 5-103(a)(c)(f)(k); 5-105 - EXTERIOR MAINTENANCE & PERMIT REQUIRED; 5-207 - GRAFFITI - **FIRST OFFENSE** 292 - 309
   CASE OVERVIEW 5470

9. **CASE 5509** - PEMBROKE PARK HOLDINGS INC. - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(i)(j)(l)(h); 5-105; 5-1; 5-104; 5-17; 5-2(a)(b)- EXTERIOR MAINTENANCE & PERMIT REQUIRED; 12-48 - PROHIBITED OUTDOOR STORAGE; 12-41 - ACCUMULATION OF DEEMED PUBLIC NUISANCE; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCES - **FIRST OFFENSE** 310 - 395
   CASE OVERVIEW 5509

10. **CASE 5510** - PEMBROKE PARK HOLDINGS INC. - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(i)(j)(l)(h); 5-1; 5-104; - EXTERIOR MAINTENANCE; 5-105; 5-17; 5-2(a)(b) - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE; 12-41 - ACCUMULATION OF GARBAGE DEEMED PUBLIC NUISANCE; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCES - **FIRST OFFENSE** 396 - 472

CASE OVERVIEW 5510

11. **CASE 5533** - 2400 SW 30 LLC - FORMAL HEARING - SECTION(s) 5-105; 5-17; 5-2(a)(b) - NO BUILDING PERMIT; 5-207 - GRAFFITI; 28-301(a)(1); 28-307(a) - PARKING LOT REQUIREMENTS - **FIRST OFFENSE** 473 - 499

CASE OVERVIEW 5533

12. **CASE 5545** - DREWBOYINC/THE POLO CLUB INC. - FORMAL HEARING - SECTION(s) 5-105; 5-17; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** 500 - 523

CASE OVERVIEW 5545

13. **CASE 5622** - 2400 SW 30 AVE - FORMAL HEARING - SECTION(s) 5-105; 5-17; 5-2(a)(b) - NO BUILDING PERMIT - **SECOND OFFENSE** 524 - 568

CASE OVERVIEW 5622

14. **CASE 5637** - 2400 SW 30 LLC - FORMAL HEARING - SECTION(s) 5-105; 5-17; 5-2(a)(b) - NO BUILDING PERMIT - **SECOND OFFENSE** 569 - 612

CASE OVERVIEW 5637

15. **CASE 5638** - 2400 SW LLC - FORMAL HEARING - SECTION(s) 5-105; 5-17; 5-2(a)(b) - NO BUILDING PERMIT - **SECOND OFFENSE** 613 - 655

CASE OVERVIEW 5638

16. **CASE 5712** - PEMBROKE PARK HOLDINGS INC. - FORMAL HEARING - SECTION(s) - 5-105; 5-17; 5-2(b) - NO BUILDING PERMIT; 28-305 - OFF STREET PARKING - **SECOND OFFENSE** 656 - 699

CASE OVERVIEW 5712

17. **CASE 5523** - GERALD ANDERSON/A&B RECYCLING - FORMAL HEARING - 12-41; 12-42; 12-46 - ACCUMULATION DEEMED PUBLIC NUISANCES; 12-48 - PROHIBITED OUTDOOR STORAGE; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCES; LANDSCAPE MAINTENANCE REQUIRED; 28-215 - RESTRICTED AREA OF USE - **THIRD OFFENSE** 700 - 731

CASE OVERVIEW 5523

9.

HEARING TO ABATE FINE - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ:

1. **CASE 4578** - DREWBOY INC./THE POLO CLUB INC. - HEARING TO ABATE FINE - SECTION(s) 13-2 - ABANDON VEHICLES - **FIRST OFFENSE** 732 - 752

CASE OVERVIEW 4578

10. **FORMAL HEARING - CODE ENFORCEMENT OFFICER JEFFREY LOUIS:**

1. **CASE 4848** - GARDEN PROPERTY 786 INC/FOOD STORE - FORMAL HEARING - SECTION(s) 5-2(a) - NO BUILDING PERMIT - **SECOND OFFENSE** 753 - 768
   CASE OVERVIEW 4848
2. **CASE 4837** - JANETH CASTELLANOS/PARKER LONE PINE MHP - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT; 28-272(a)(b) - NUMBER OF OCCUPANTS- **FIRST OFFENSE** 769 - 793
   CASE OVERVIEW 4837
3. **CASE 5039** - HOLLY RIDGE APARTMENTS LLC - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 794 - 808
   CASE OVERVIEW 5039
4. **CASE 5049** - 2400 SW LLC - FORMAL HEARING - SECTION(s) 5-207 - GRAFFITI; 5-2(a) - NO BUILDING PERMIT - **FIRST OFFENSE** 809 - 839
   CASE OVERVIEW 5049
5. **CASE 5116** - 2400 SW LLC - FORMAL HEARING - SECTION(s) 15-17 - NO BUSINESS TAX RECEIPT; 15-31; 5-2(a) - NO BUILDING PERMIT - **SECOND OFFENSE** 840 - 860
   CASE OVERVIEW 5116
6. **CASE 5117** - 2400 SW LLC - FORMAL HEARING - SECTION(s) 5-2(a) - NO BUILDING PERMIT - **SECOND OFFENSE** 861 - 907
   CASE OVERVIEW 5117
7. **CASE 5297** - GERALD ANDERSON/A&B RECYCLING - SECTION(s) 5-103(a)(c)(h) - EXTERIOR MAINTENANCE; 21-19 - PROHIBITED SIGNS - **SECOND OFFENSE** 908 - 949
   CASE OVERVIEW 5297
8. **CASE 5133** - 3101 REALITY CORP/24/7 LIQUOR - FORMAL HEARING - SECTION(s) 5-103 - EXTERIOR MAINTENANCE; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** 950 - 965
   CASE OVERVIEW 5133
9. **CASE 5409** - SENECA INDUSTRIAL HOLDINGS LLC/WINDOW CLASSICS - FORMAL HEARING - SECTION(s) 5-2(a) - NO BUILDING PERMIT - **FIRST OFFENSE** 966 - 978
   CASE OVERVIEW 5409

11. **HEARING TO CONFIRM FINE - CODE ENFORCEMENT OFFICER JEFFREY LOUIS**

1. **CASE 4370** - ANGEL MENDEZ / PARKER LONE PINE WEST MHP - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 979 - 991
   CASE OVERVIEW 4370

12.

FORMAL HEARING - CODE ENFORCEMENT OFFICER TERESSA MALCOLM:

1.	**CASE 5553** - LEYCELY GAYLE/HOLIDAY MHP - FORMAL HEARING - SECTION(s) 5-105; 5-17; 5-2(a)(b) - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** CASE OVERVIEW 5553	992 - 1026
2.	CASE 5554 - FRANK ANUNZZIO/GREEN ACRES MHP - FORMAL HEARING - SECTION(s) 5-105;5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** CASE OVERVIEW 5554	1027 - 1053
3.	**CASE 5558** - GLADYS MANANA/BAMBOO LAKES MHP - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** CASE OVERVIEW 5558	1054 - 1082
4.	**CASE 5604** - PIERRE & EDITH PHILLIPE - FORMAL HEARING - SECTION(s) 5-103(a)(c)(h)(i) - EXTERIOR MAINTENANCE; 5-105; 5-2(a)(b) - NO BUILDING PERMIT; 12-41;12-48 - PROHIBITED OUTDOOR STORAGE;13-2 - ABANDONED VEHICLES; 15-152 15-17;15-24 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** CASE OVERVIEW 5604	1083 - 1119
5.	**CASE 5684** - LYLE JOHNSON - FORMAL HEARING - SECTION(s) 5-105;5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** CASE OVERVIEW 5684	1120 - 1148
6.	**CASE 5699** - ROLINS CONTINENTAL INC/ORKIN - FORMAL HEARING - SECTION(s) 5-103(a)(c)(j)(n) - EXTERIOR MAINTENANCE; 5-105;5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** CASE OVERVIEW 5699	1149 - 1192
7.	**CASE 5700** - BKI-95 LLC - FORMAL HEARING - SECTION(s) 5-103(a)(e)(m)(n) - EXTERIOR MAINTENANCE; 5-105;5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** CASE OVERVIEW 5700	1193 - 1229
8.	**CASE 5701** - 2400 SW 30 LLC - FORMAL HEARING - SECTION(s) 5-105;5-17 - NO BUILDING PERMIT;13-2 - ABANDON VEHICLES - **THIRD OFFENSE** CASE OVERVIEW 5701	1230 - 1254
9.	**CASE 5702** - 2400 SW 30 LLC - FORMAL HEARING - SECTION(s) 5-105;5-17 - NO BUILDING PERMIT;12-48 - PROHIBITED OUTDOOR STORAGE - **THIRD OFFENSE** CASE OVERVIEW 5702	1255 - 1274

13.

ADJOURNMENT

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

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

DECORUM - ALL COMMENTS MUST BE ADDRESSED TO THE SPECIAL MAGISTRATE AS A BODY AND NOT TO INDIVIDUALS. ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS, OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE SPECIAL MAGISTRATE, SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE SPECIAL MAGISTRATE BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE SPECIAL MAGISTRATE. 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
YESYM 5401 LLC/ROGER MIMOUN	19355 TURNBERRY WAY #27E AVENTURA, FL 33181	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5068 **Date Next Inspection** 5/18/2021

Notes Recertification of 40 Year Inspection has not been completed in accordance to FBC 110.15 Broward County Provisions. Property Owner will need to complete the 40 Year Inspection in order to comply with violation.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/8/2020		Notice of Violation	Regular Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 5/18/2021

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

Hasler FIRST-CLASS MAIL
05/11/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

YESYM 5401 LLC

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Case #:

5068

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

Hasler FIRST-CLASS MAIL
05/11/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

YESYM 5401 LLC
5401 SW 25TH CT
PEMBROKE PARK, FL 33023

NOV 5068

7021 0350 0001 0297 5484

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Sent To YESYM 5401 LLC/ROGER MIMOUN
NOH #5068

Street and Apt. 19355 TURNBERRY WAY #27E

City, State, ZIP AVENTURA, FL 33181

PS Form 3800

Postmark Here

MAY 06 2021

7021 0350 0001 0297 5477

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- ☐ Adult Signature Restricted Delivery $

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Total Postage and
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Sent To YESYM 5401 LLC/MSK LOGISTICS LLC
NOH #5068

Street and Apt. No 5401 SW 25 CT

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

PS Form 3800,

Postmark Here

MAY 06 2021

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5401 SW 25 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 10 0770
Property Owner	YESYM 5401 LLC	Millage	0613
Mailing Address	19355 TURNBERRY WAY #27E AVENTURA FL 33181	Use	48
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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$91,040	$347,400	$438,440	$438,440	
2020	$91,040	$338,210	$429,250	$429,250	$9,264.01
2019	$91,040	$338,210	$429,250	$398,040	$8,901.12

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$438,440	$438,440	$438,440	$438,440
Portability	0	0	0	0
Assessed/SOH	$438,440	$438,440	$438,440	$438,440
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	$438,440	$438,440	$438,440	$438,440

Sales History

Date	Type	Price	Book/Page or CIN
11/22/2017	WD-Q	$420,000	114740431
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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	13,006	SF
Adj. Bldg. S.F. (Card, Sketch)		4302
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

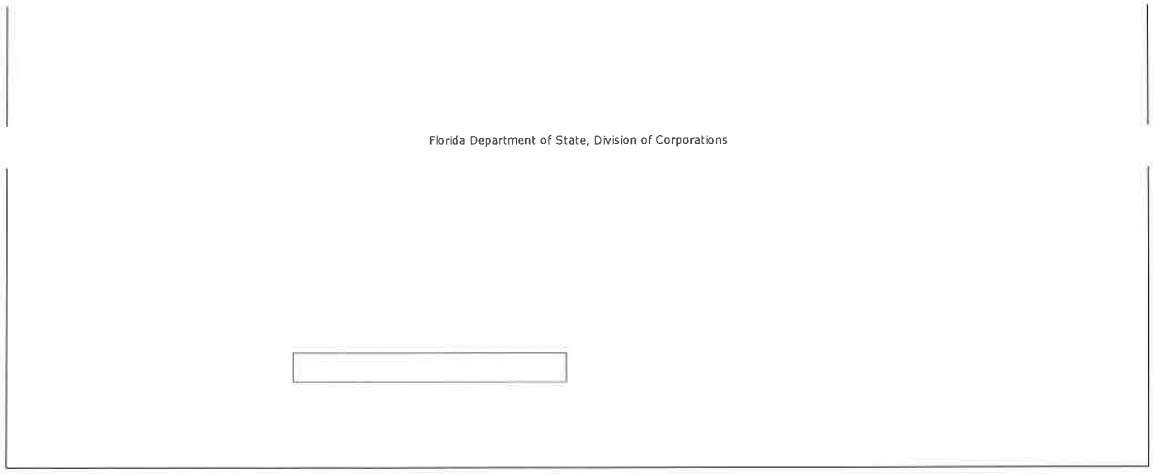
Mimoun, Roger
PO Box 2914
Hallandale, FL 33008

Annual Reports

Report Year	Filed Date
2019	02/19/2019
2020	01/22/2020
2021	02/01/2021

Document Images

02/01/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/19/2019 -- ANNUAL REPORT	View image in PDF format
02/22/2018 -- ANNUAL REPORT	View image in PDF format
11/13/2017 -- Florida Limited Liability	View image in PDF format


Florida Department of State, Division of Corporations

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5068
YESYM 5401 LLC/ROGER MIMOUN
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC/ROGER MIMOUN TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5401 SW 25TH COURT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED YESYM 5401 LLC/ROGER MIMOUN AT 2:42 A.M. P.M. ON THE 10 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

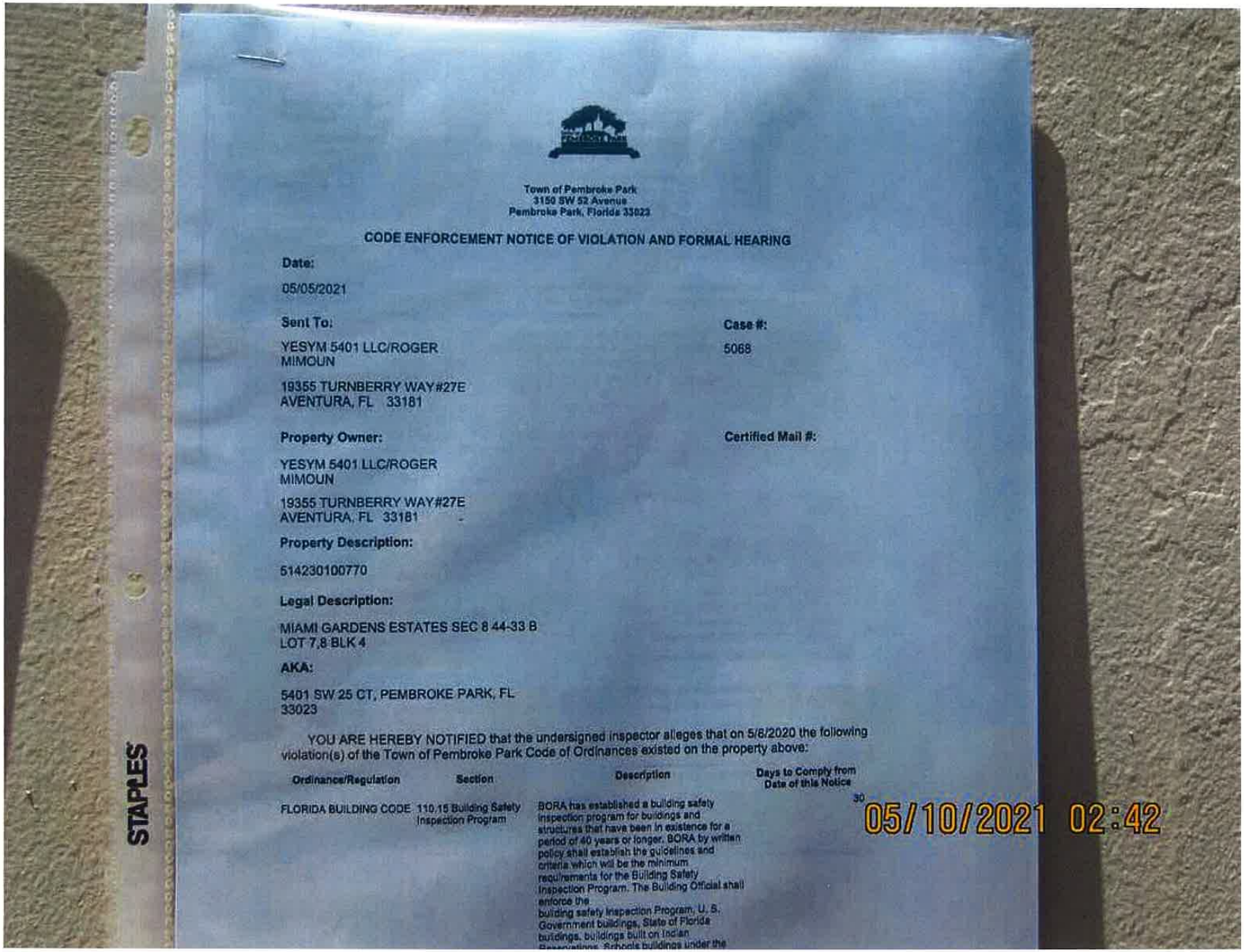
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of May, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

5401
1
05/10/2021 02:42



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/05/2021

Sent To:

YESYM 5401 LLC/ROGER MIMOUN

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Case #:

5068

Property Owner:

YESYM 5401 LLC/ROGER MIMOUN

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Certified Mail #:

Property Description:

514230100770

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33 B
LOT 7,8 BLK 4

AKA:

5401 SW 25 CT, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/6/2020 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
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the	30

05/10/2021 02:42

STAPLES

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/05/2021

Sent To:

YESYM 5401 LLC/ROGER MIMOUN

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Case #:

5068

Property Owner:

YESYM 5401 LLC/ROGER MIMOUN

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Certified Mail #:

Property Description:

514230100770

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33 B
LOT 7,8 BLK 4

AKA:

5401 SW 25 CT, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/8/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	30

Recertification of 40 Year Inspection has not been completed in accordance to FBC 110.15 Broward County Provisions. Property Owner will need to complete the 40 Year Inspection in order to comply with violation.

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

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 961-4600.

Miguel A Nunez

Chief Building Official, CFM

Miguel A. Núñez

Digitally signed by Miguel A. Núñez
DN: cn=Miguel A. Núñez, o=Town of Pembroke Park, ou=CBO, email=mnunez@townofpembroke park.com, c=US
Date: 2021.05.05 19:38:03 -04'00'

5/5/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
YESYM 5401 LLC 19355 TURNBERRY WAY#27E AVENTURA, FL 33181	5068	05/08/2020

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 undersigned inspector alleges that on 5/8/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	30

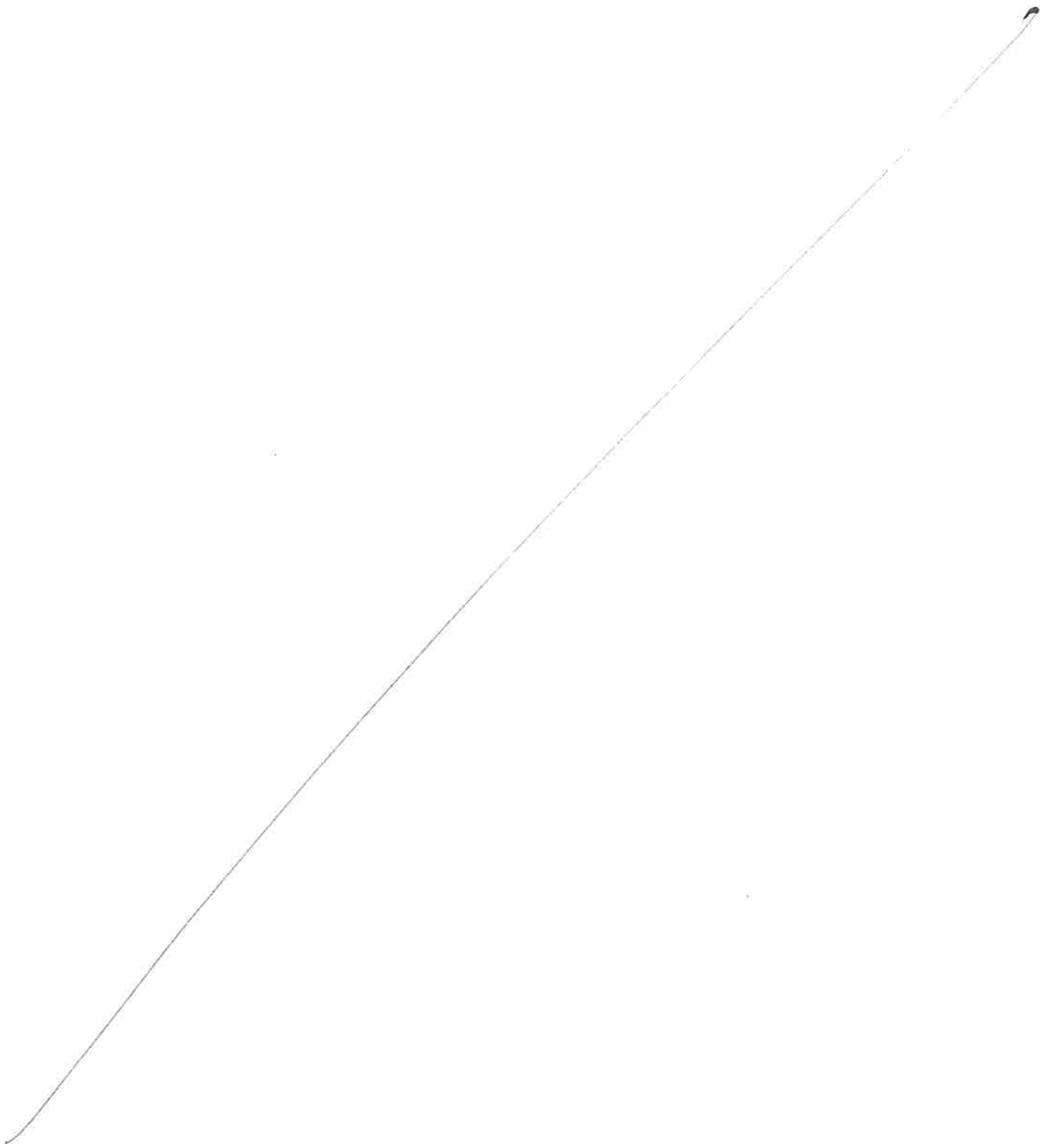
Notes/Means of Correction:

Recertification of 40 Year Inspection has not been completed in accordance to FBC 110.15 Broward County Provisions. Property Owner will need to complete the 40 Year Inspection in order to comply with violation.

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

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

Miguel A Nunez
0001



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. LAKESHORE MOBILE HOME PARK LLC Respondent(s)	Case No.: 4634

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 147 JANIS BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK LLC, 2701 S PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM 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 13 day of April 2021.

TOWN OF PEMBROKE PARK

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:

APRIL 27th, 2021.

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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.

Case Overview

Property/Incident Information

Owner	Address	Site Address
Arely Torrez	113 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #113 Lone Pine Lane

Legal Description

Case Status Open **Case #** 4794 **Date Next Inspection** 5/18/2021

Notes Shed, door, fence, two carports, window and rail altered without permits. Owner must go to the Building Department and obtain permits.
Verified two occupants.
Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/13/2019		Notice of Violation	Hand/ Regular Mail
3/6/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail- Cancelled
7/2/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail - Cancelled
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021

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

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

ZIP 33023
011D10656696

Sent To:

Arely Torrez

113 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

4794

[redacted]

Avenue
ark, FL 33023

Hasler
12/31/2019
US POSTAGE $001.00º
ZIP 33023
011D10656696

Hasler
12/31/2019
US POSTAGE $000.30º
ZIP 33023
011D10656696

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

NOV #4790, #4794, #4799, #4798, #4800

7019 1120 0000 9007 5558

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OFFICIAL USE

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

Postage
$

Total Postage and Fees
$ 6.90

Sent To
Arely Torrez

Street and Apt. No.
113 Lone Pine Lane

City, State, ZIP+4
Pembroke Park, FL 33009
NOH #4794

PS Form 3800,

Postmark Here

7019 1120 0000 9007 4858

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

Postage
$

Total Postage and Fees
$ 6.90

Sent To
Arely Torrez

Street and Apt. No.
113 Lone Pine Lane

City, State, ZIP+4
Pembroke Park, FL 33009
NOH #4794

PS Form 3800,

MAR - 2 2020

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7019 1120 0000 9007 5596

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

Postage
$

Total Postage and Fees
$

Sent To
Parker Lone Pine West LLC

Street and Apt. No.
3030 W Hallandale Beach Blvd

City, State, ZIP+4
Pembroke Park, FL 33009
NOH #4798, #4794,

PS Form 3800,

Postmark Here

SENDER: COMPLETE THIS SECTION

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

Arely Torrez
113 Lone Pine Lane
Pembroke Park, FL 33009
NOH #4794

9590 9402 4839 9032 6965 95

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 4858

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Chelsy Torres ☐ Agent ☐ Address

B. Received by *(Printed Name)* C. Date of Delive 3/9/28

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

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

Domestic Return Recei

SENDER: COMPLETE THIS SECTION

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

Arely Torrez
113 Lone Pine Lane
Pembroke Park, FL 33009
NOH #4794

9590 9402 4839 9032 6959 25

2. Article Number
7019 1120 0000 9007 5558

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Address

B. Received by *(Printed Name)* C. Date of Delive 7/7/2

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

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

SENDER: COMPLETE THIS SECTION

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

Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #4798, #4794,

9590 9402 4839 9032 6958 88

7019 1120 0000 9007 5596

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

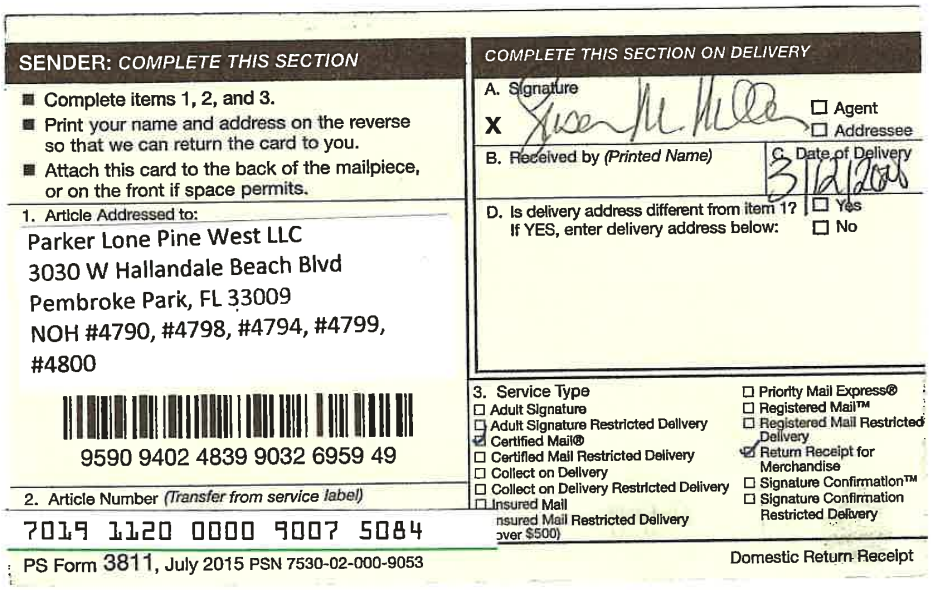
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent

B. Received by *(Printed Name)* C. Date of Delive 7/7/2

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #4790, #4798, #4794, #4799, #4800

9590 9402 4839 9032 6959 49

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

7019 1120 0000 9007 5084

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Susan M. Miller ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 3/12/2018

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

3. Service Type

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

Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

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

Arely Torrez
113 Lone Pine Lane
Pembroke Park, FL 33009
NOH #4794

9590 9402 4839 9032 6959 25

2. Article Number (Transfer fr...
7019 1120 0000 9007 5558

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
7/7/2

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

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

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

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

Postage
$

Total Postage and Fees
$ 6.96

Sent To
PARKER LONE PINE WEST LLC

Street and Apt. No.
NOH #4837, #4370
3030 W HALLANDALE BEACH BLVD

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

HILLCREST POSTAL STORE
MAY 5 - 2021
FLORIDA 33021
Postmark Here

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

7021 0350 0001 0297 5354

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

Postage
$

Total Postage and Fees
$ 6.96

Sent To
ARELY TORREZ

Street and Apt. No.
NO #4794
113 LONE PINE LANE

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

HILLCREST POSTAL STORE
MAY 5 - 2021
FLORIDA 33021
Postmark Here

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

7021 0350 0001 0297 5385

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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
$ 6.96

Sent To
PARKER LONE PINE WEST LLC

Street and Apt. No.
NOH #4837, #4370
49 SW FLAGLER AVE #201

City, State, ZIP+4
STUART, FL 34994

HILLCREST POSTAL STORE
MAY 5 - 2021
FLORIDA 33021
Postmark Here

PS Form 3800,

7021 0350 0001 0297 5392

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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
$ 6.96

Sent To
PARKER LONE PINE WEST LLC

Street and Apt. No.
NOH #4837, #4370
49 SW FLAGLER AVE #201

City, State, ZIP+4
STUART, FL 34994

HILLCREST POSTAL STORE
MAY 5 - 2021
FLORIDA 33021
Postmark Here

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

7021 0350 0001 0297 5378

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARKER LONE PINE WEST LLC
Mailing Address	49 SW FLAGLER AVE #201 STUART FL 34994

ID #	5142 29 00 0480
Millage	0613
Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$5,378,220	$312,980	$5,691,200	$5,018,050	
2020	$4,994,060	$312,980	$5,307,040	$4,561,870	$103,300.84
2019	$4,033,660	$312,720	$4,346,380	$4,147,160	$91,891.69

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,691,200	$5,691,200	$5,691,200	$5,691,200
Portability	0	0	0	0
Assessed/SOH	$5,018,050	$5,691,200	$5,018,050	$5,018,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,018,050	$5,691,200	$5,018,050	$5,018,050

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4794
ARELY TORREZ
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: ARELY TORREZ TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 113 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED ARELY TORREZ. AT 9:11 A.M./P.M. ON THE 11 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

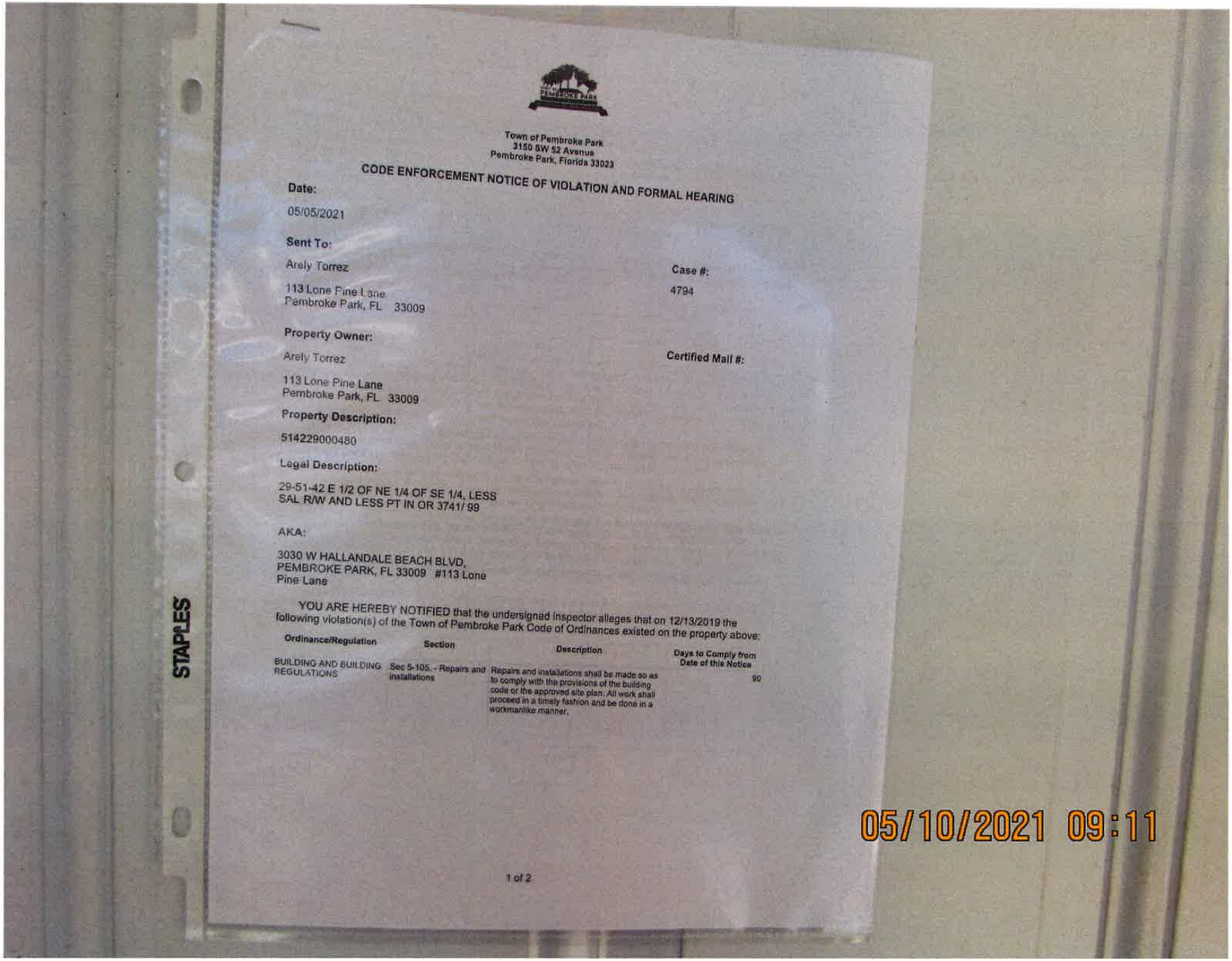
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of May, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/05/2021

Sent To:

Arely Torrez

113 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

4794

Property Owner:

Arely Torrez

113 Lone Pine Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

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

AKA:

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #113 Lone Pine Lane

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	90

1 of 2

05/10/2021 09:11

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

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Shed, door, fence, two carports, window and rail altered without permits. Owner must go to the Building Department and obtain permits.
Verified two occupants.
Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

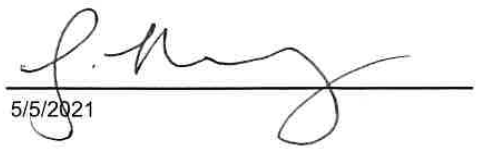
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer



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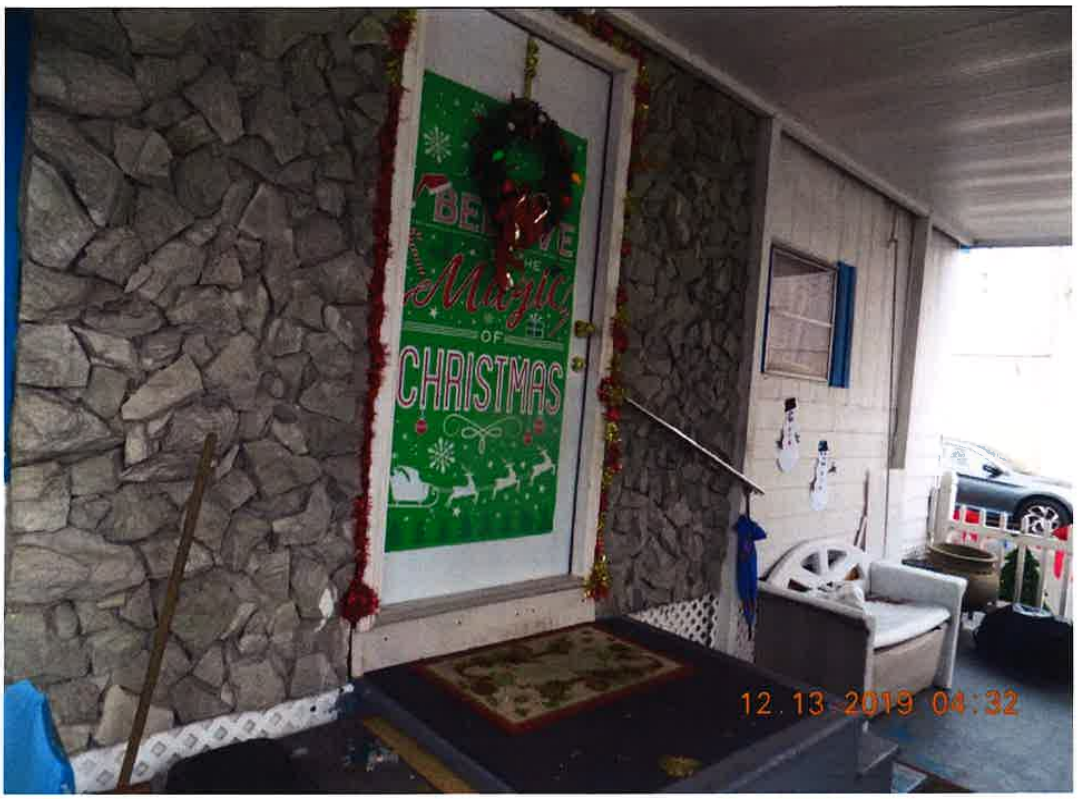
Magic
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CHRISTMAS
12 13 2019 04:32

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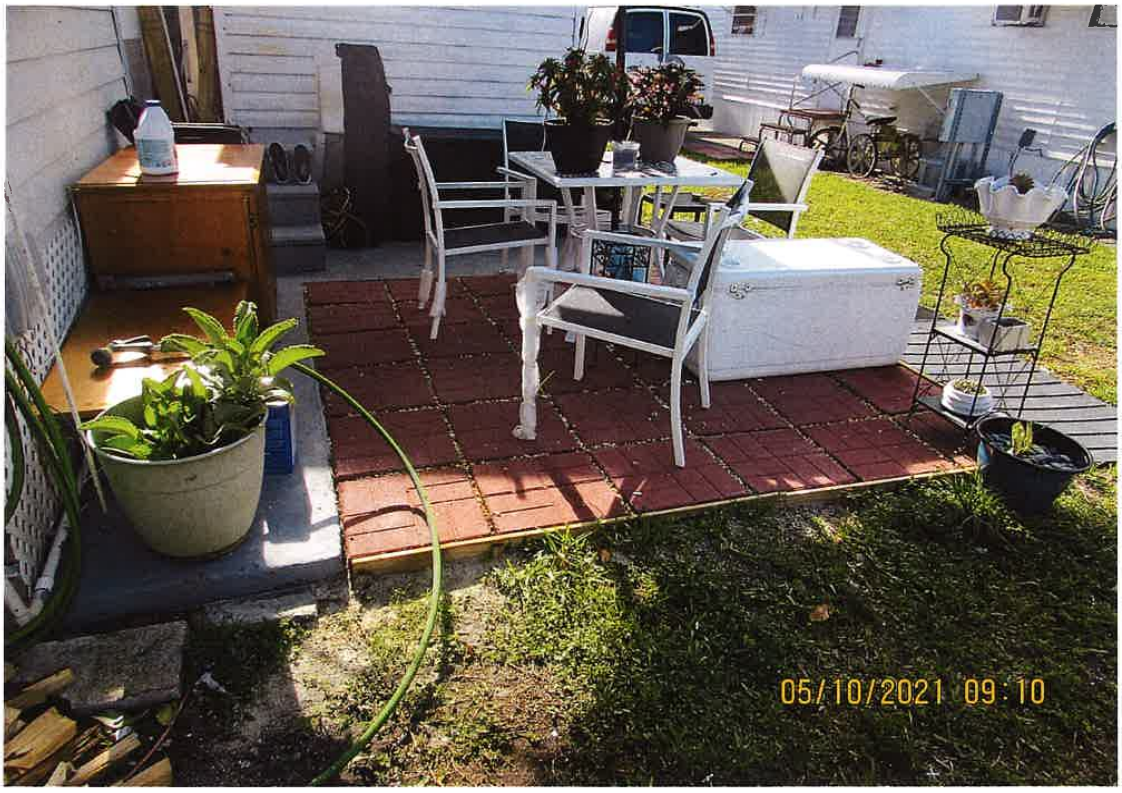
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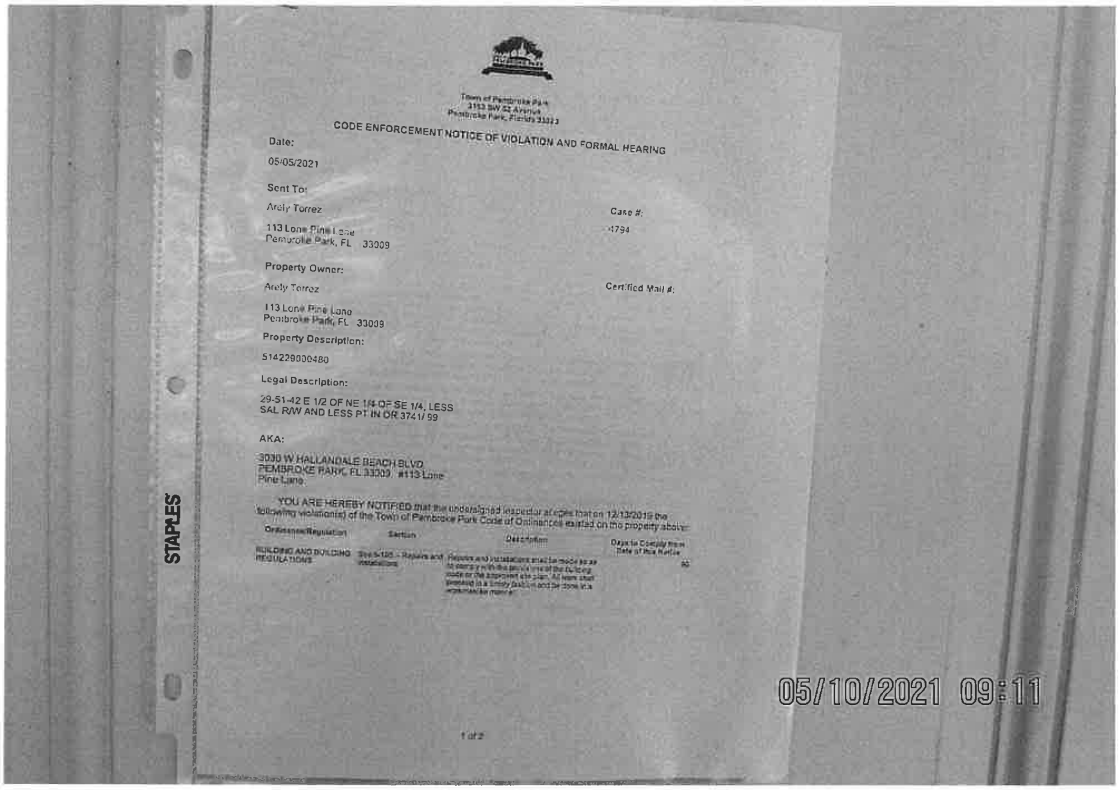

Town of Pembroke Park
3153 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05-05-2021

Sent To:
Arely Torrez

Case #:
1794

113 Lone Pine Lane
Pembroke Park, FL 33009

Property Owner:
Arely Torrez

Certified Mail #:

113 Lone Pine Lane
Pembroke Park, FL 33009

Property Description:
514229000480

Legal Description:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 59

AKA:
3030 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009 #113 Lone Pine Lane

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-126 – Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60

1 of 2

STAPLES

05/10/2021 09:11

186-488-3967

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Arely Torres DATE 12/13 20 19

SITE ADDRESS 113 Lone Pine lane

PERMIT # _____ SUB/PARK _____

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

COMMENTS Shed, door, fence, two car port, window, rail altered without permits. A/C unit w/no permits.
Owner must go to the Building Dept. and obtain permits.
Verified only two occupants.

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

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

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

TOWN HALL 966-4600

Joseline Ramirez EXT. # 215

INSPECTOR

Received
2/12/20
3/13

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Arely Torrez 113 Lone Pine Lane Pembroke Park, FL 33009	4794	12/13/2019
Property Owner:	**Property Description:**	**Certified Mail #:**
Arely Torrez 113 Lone Pine Lane Pembroke Park, FL 33009	514229000480	
Legal Description:	**AKA:**	
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #113 Lone Pine Lane	

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

Notes/Means of Correction:

Shed, door, fence, two carports, window and rail altered without permits. Owner must go to the Building Department and obtain permits.
Verified two occupants.
Double permit fee has been assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

Shed is existing (No permit required)

Carports is existing

1 of 1

Request for extension:

I Arelys Torres living at 113 Lone Pine Lane, Hallandale, FL 33009 asking for extension for the violations that were initial too me.

I am still needing to get the window, the rail for the stairs established, and the front door replacement.

My extension is due to the fact that we were not aware that we needed permits to replace a front door, or my front window do to the fact that they were damage because of the storm.

I have already complied with some of the issues that were assigned but still needing to comply with others. I will continue to work with all the issues but we would appreciate if we could get an extension of 30 days.

Thank you

Arely Torres

786-488-3967

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKESHORE MOBILE HOME PARK LLC	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Lakeshore MHP

Legal Description

Case Status Open **Case #** 4933 **Date Next Inspection** 5/3/2021

Notes

1. Property has blight, damaged roof panels, damaged walls, damaged ceilings, building is in need of pressure wash and painting.-Complied
2. Prohibited outdoor storage (cement, broken sign, junk, loose materials, wooden fence). - Complied
3. Dead vegetation/trash/debris. - Complied
4. Addition, interior/exterior renovations (doors, drywall, cabinets), ventilation, security cameras, electrical and rails done without permits.

Owner must obtain and complete permits from the Building Dept. at Town Hall.
Remove all outdoor prohibited storage. Remove dead vegetation/trash/debris). Owner must maintain property by repairing damaged ceilings, interior/exterior walls and roof. -Complied
Building must be washed and painted with permit. Property must be maintained in good state of repair and have a neat appearance. - Complied
Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/13/2020		Notice of Violation	Hand/Regular Mail
5/3/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	5/3/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (p)	Building design. A relatively wide variety of architectural designs and materials shall be permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial) , box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles. If flat roofs are provided, all mechanical equipment such as air-conditioner compressors, vents, stacks, etc. and associated ductwork shall be screened from surrounding properties by the use of parapets, cornices or other architectural features constructed of concrete, stucco, glass or pre-cast concrete or other materials as may be approved by the Town.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/3/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/3/2021
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	5/3/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	5/3/2021

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case #4933

Hasler FIRST-CLASS MAIL
02/18/2020
US POSTAGE $000.50[0]
ZIP 33023
011D10656696

Lakeshore Mobile Home
Park LLC
6400 Telegraph RD #2000
Bloomfield Township MI
48301

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case #4933

Hasler FIRST-CLASS MAIL
02/18/2020
US POSTAGE $000.50[0]
ZIP 33023
011D10656696

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

7021 0350 0001 0297 5156

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check 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
LAKESHORE MOBILE HOME PARK LLC
NOH# 4933

Street and Apt. No.,
6400 TELEGRAPH ROAD, SUITE 2000

City, State, ZIP+4®
BLOOMFIELD HILLS, MI 48301

MAY 03 2021

Postmark Here

PS Form 3800, April 2015

7021 0350 0001 0297 5163

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check 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
LAKESHORE MOBILE HOME PARK LLC
NOH# 4933

Street and Apt. No.,
2701 S PARK RD

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

Postmark Here

PS Form 3800, Ap

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
NOH# 4933
6400 TELEGRAPH ROAD, SUITE 2000
BLOOMFIELD HILLS, MI 48301

9590 9402 4839 9032 6954 37

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5156

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Covid-19
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ tail
- ☐ tail Restricted Delivery
(over $500)

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

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

DIVISION OF CORPORATIONS

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
5011 SOUTH STATE ROAD 7, STE. 106
DAVIE, FL 33314

Name Changed: 08/19/2014

Address Changed: 08/19/2014

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
6400 TELEGRAPH ROAD,

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,499,060	$217,900	$2,716,960	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,716,960	$2,716,960	$2,716,960	$2,716,960
Portability	0	0	0	0
Assessed/SOH	$2,389,450	$2,716,960	$2,389,450	$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,389,450	$2,716,960	$2,389,450	$2,389,450

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
2/22/1989	CP*	$100	16299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4933
LAKESHORE MOBILE HOME PARK LLC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: LAKESHORE MOBILE HOME PARK LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2701 S PARK ROAD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED LAKESHORE MOBILE HOME PARK LLC AT 9:24 A.M./P.M. ON THE 11 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

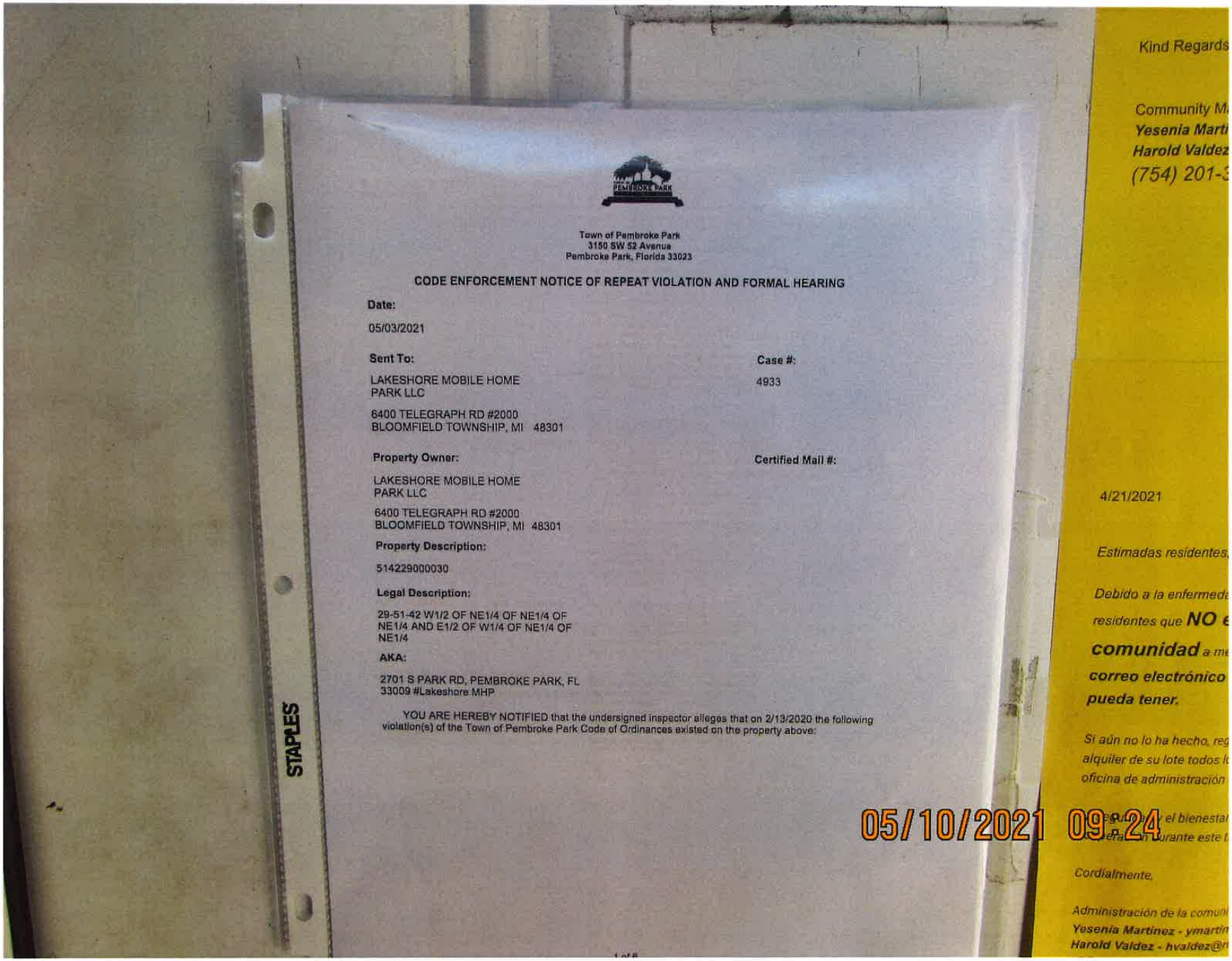
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of May, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLL
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

05/03/2021

Sent To:

LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

Case #:

4933

Property Owner:

LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Lakeshore MHP

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/13/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

STAPLES

05/10/2021 09:24

Kind Regards

Community M
Yesenia Marti
Harold Valdez
(754) 201-3

4/21/2021

Estimadas residentes,

Debido a la enfermeda
residentes que **NO e**
comunidad a me
correo electrónico
pueda tener.

Si aún no lo ha hecho, reg
alquiler de su lote todos l
oficina de administración

el bienestar
urante este t

Cordialmente,

Administración de la comuni
Yesenia Martinez - ymartin
Harold Valdez - hvaldez@

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

05/03/2021

Sent To:

LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

Case #:

4933

Property Owner:

LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Lakeshore MHP

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/13/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	90

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (p)	Building design. A relatively wide variety of architectural designs and materials shall be permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial) , box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles. If flat roofs are provided, all mechanical equipment such as air-conditioner compressors, vents, stacks, etc. and associated ductwork shall be screened from surrounding properties by the use of parapets, cornices or other architectural features constructed of concrete, stucco, glass or pre-cast concrete or other materials as may be approved by the Town.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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...	90
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	90
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)	90

1. Property has blight, damaged roof panels, damaged walls, damaged ceilings, building is in need of pressure wash and painting.-Complied
2. Prohibited outdoor storage (cement, broken sign, junk, loose materials, wooden fence). - Complied
3. Dead vegetation/trash/debris. - Complied
4. Addition, interior/exterior renovations (doors, drywall, cabinets), ventilation, security cameras, electrical and rails done without permits.

Owner must obtain and complete permits from the Building Dept. at Town Hall.
Remove all outdoor prohibited storage. Remove dead vegetation/trash/debris). Owner must maintain property by repairing damaged ceilings, interior/exterior walls and roof. -Complied
Building must be washed and painted with permit. Property must be maintained in good state of repair and have a neat appearance. - Complied
Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

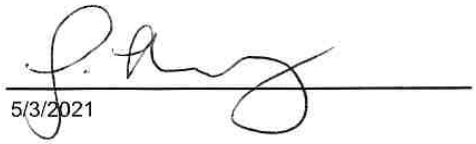
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer



5/3/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	4933	02/13/2020

Property Owner:	Property Description:	Certified Mail #:
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	514229000030	

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/13/2020 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
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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (p)	Building design. A relatively wide variety of architectural designs and materials shall be permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial) , box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles. If flat roofs are provided, all mechanical equipment such as air-conditioner compressors, vents, stacks, etc. and associated ductwork shall be screened from surrounding properties by the use of parapets, cornices or other architectural features constructed of concrete, stucco, glass or pre-cast concrete or other materials as may be approved by the Town.	30
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HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30
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Notes/Means of Correction:

Property has blight, damaged roof panels, damaged walls, damaged ceilings, building is in need of pressure wash and painting.
Prohibited outdoor storage (cement, broken sign, junk, loose materials, wooden fence). Dead vegetation/trash/debris.
Addition, interior/exterior renovations (doors, drywall, cabinets), ventilation, security cameras, electrical and rails done without permits.

Owner must obtain and complete permits from the Building Dept. at Town Hall. Remove all outdoor prohibited storage. Remove dead vegetation/trash/debris). Owner must maintain property by repairing damaged ceilings, interior/exterior walls and roof. Building must be washed and painted with permit. Property must be maintained in good state of repair and have a neat appearance.
Double permit fee has been assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

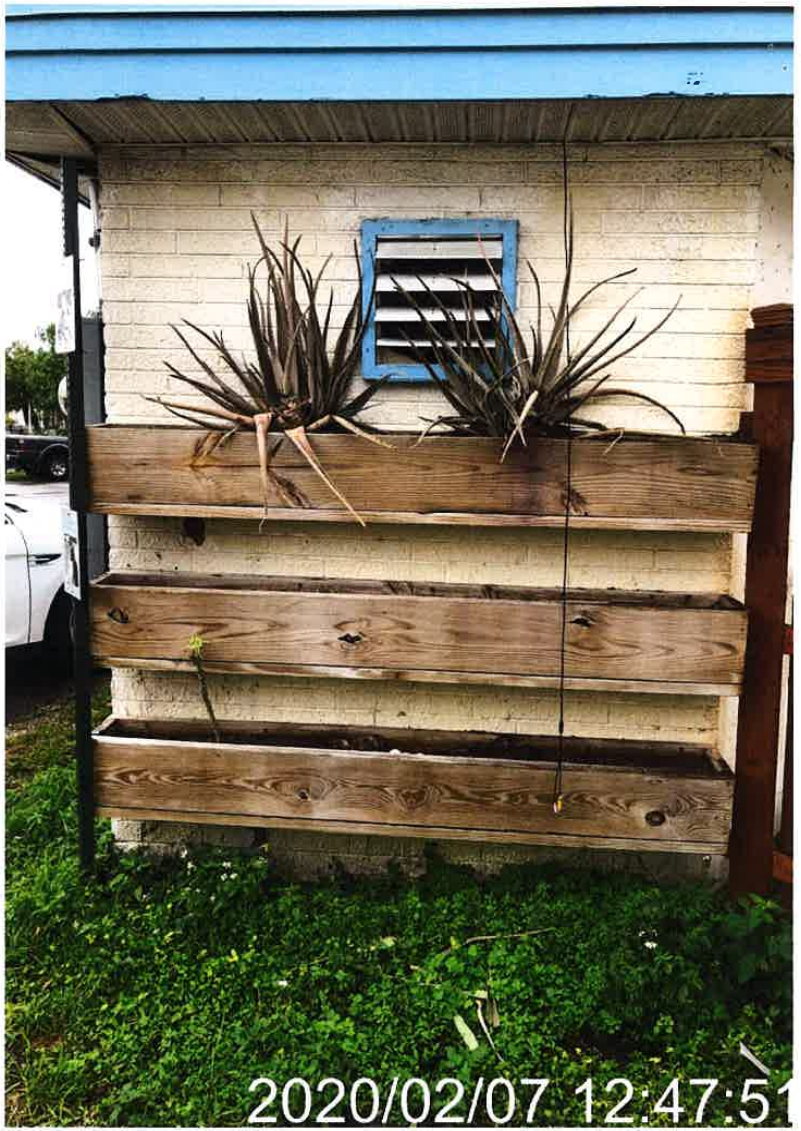
2701
Lakeshore
2020/02/07 12:49:20

2020/02/07 12:49:30

2020/02/07 12:55:27

2020/02/07 12:45:30

SHOR
HOM
COMMUNITY
2020/02/07 12:48:06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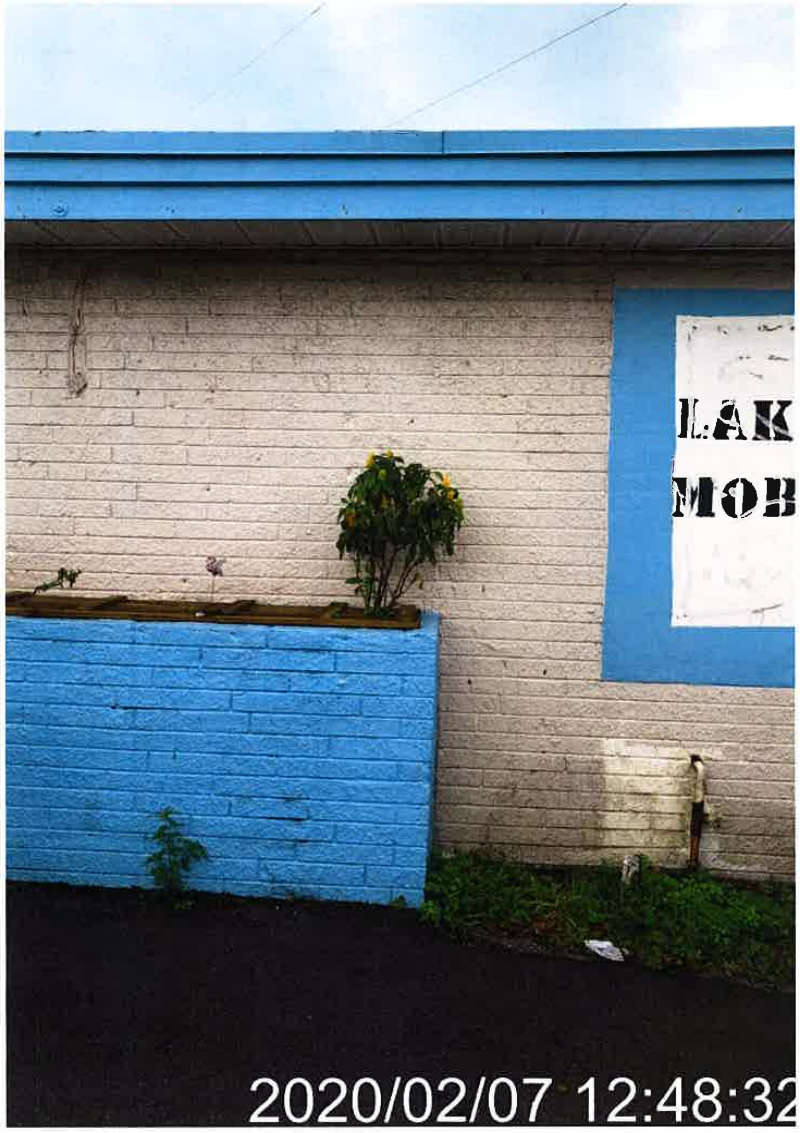
2020/02/07 12:45:37

Arlene Avenue
2020/02/07 12:45:51

2020/02/07 12:46:15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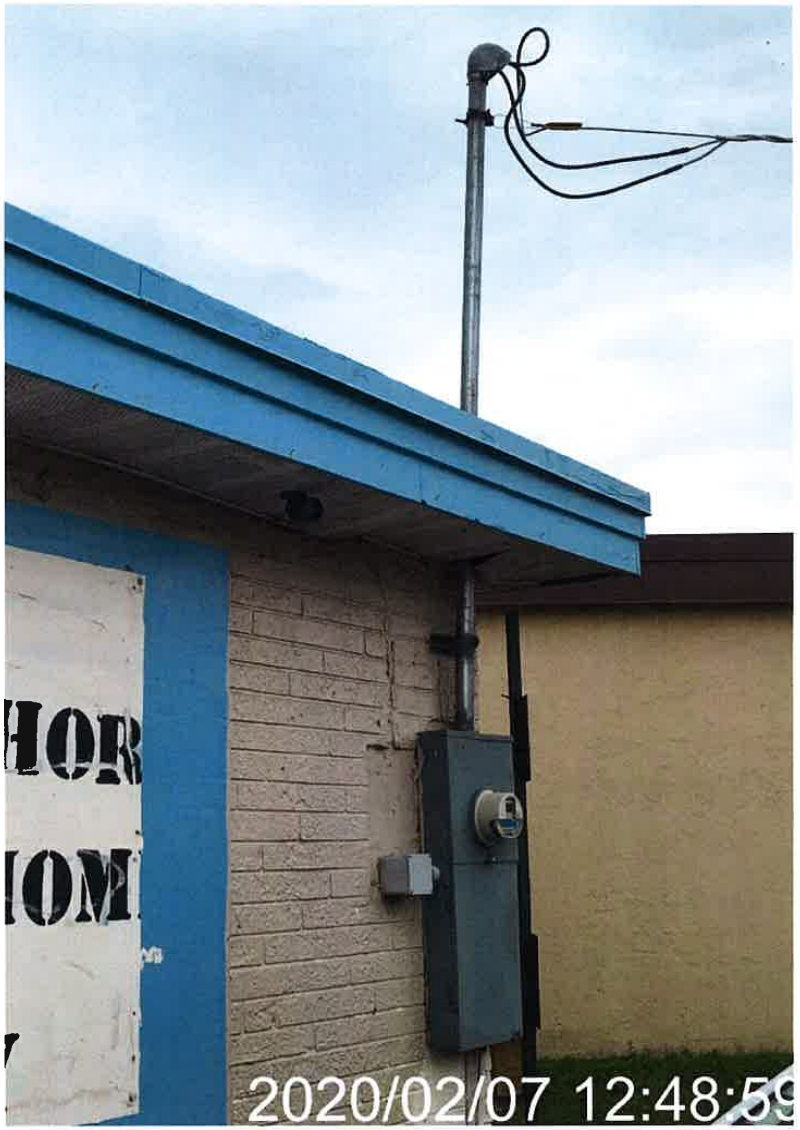
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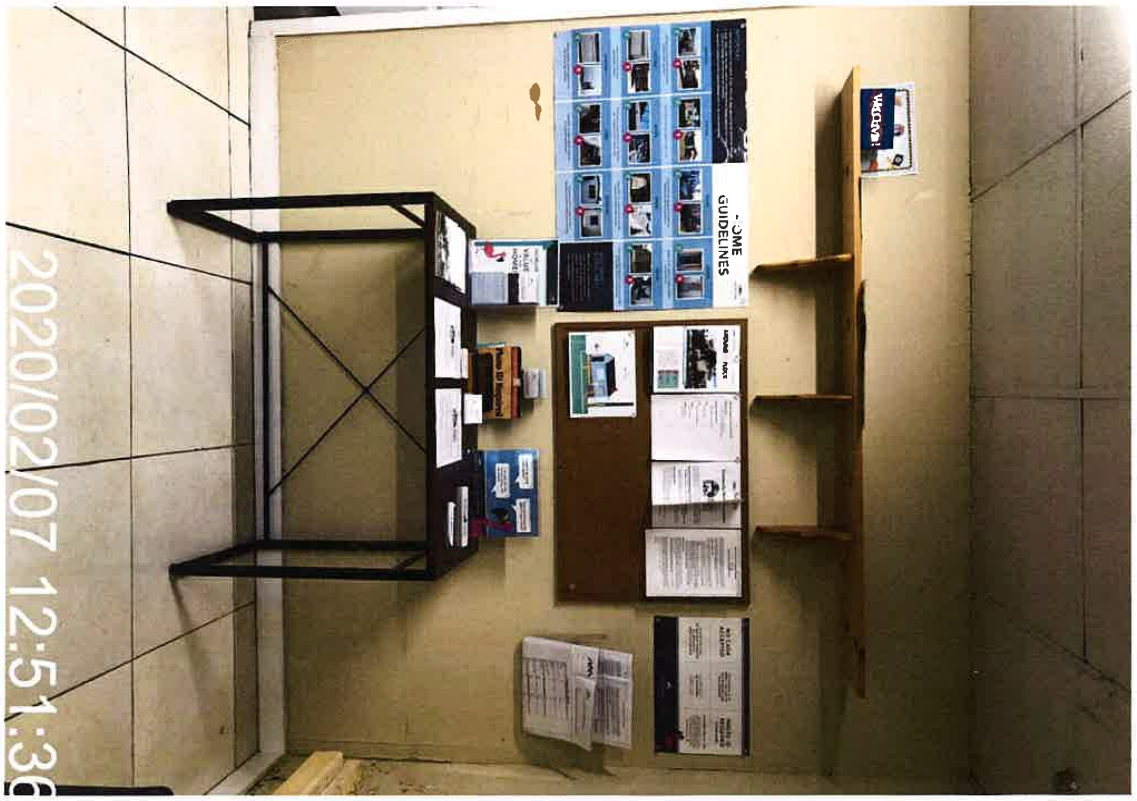
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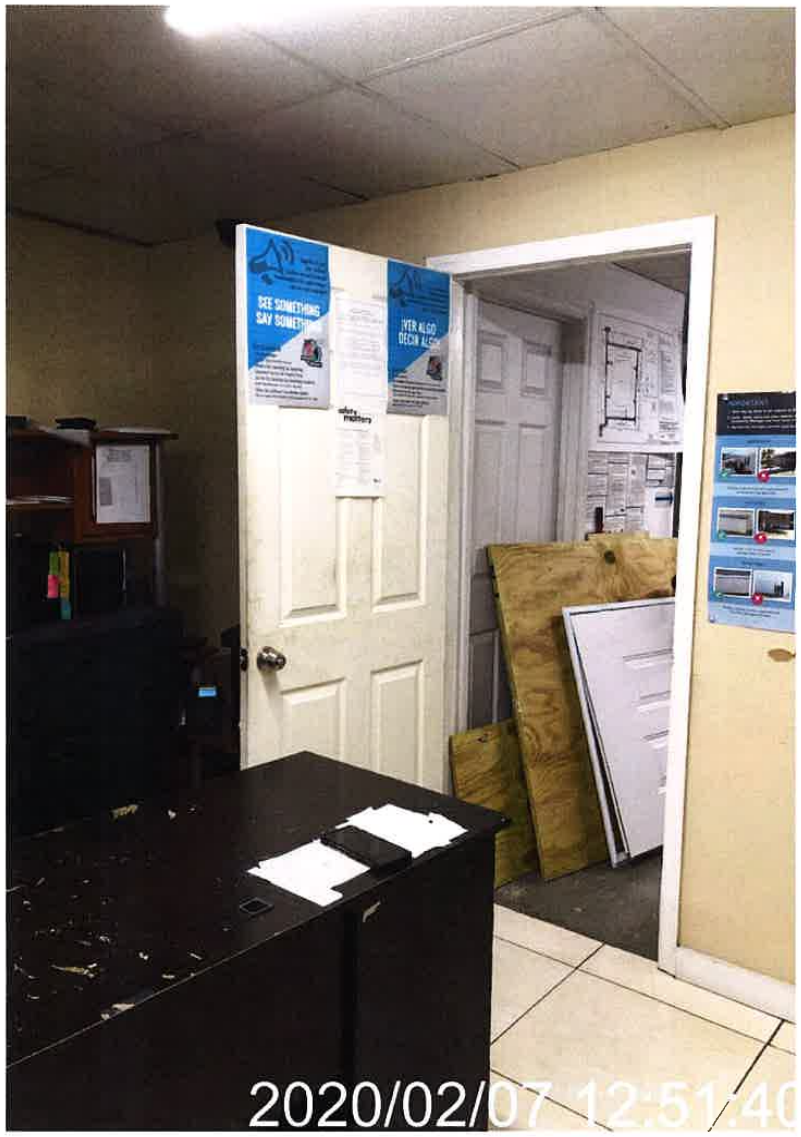
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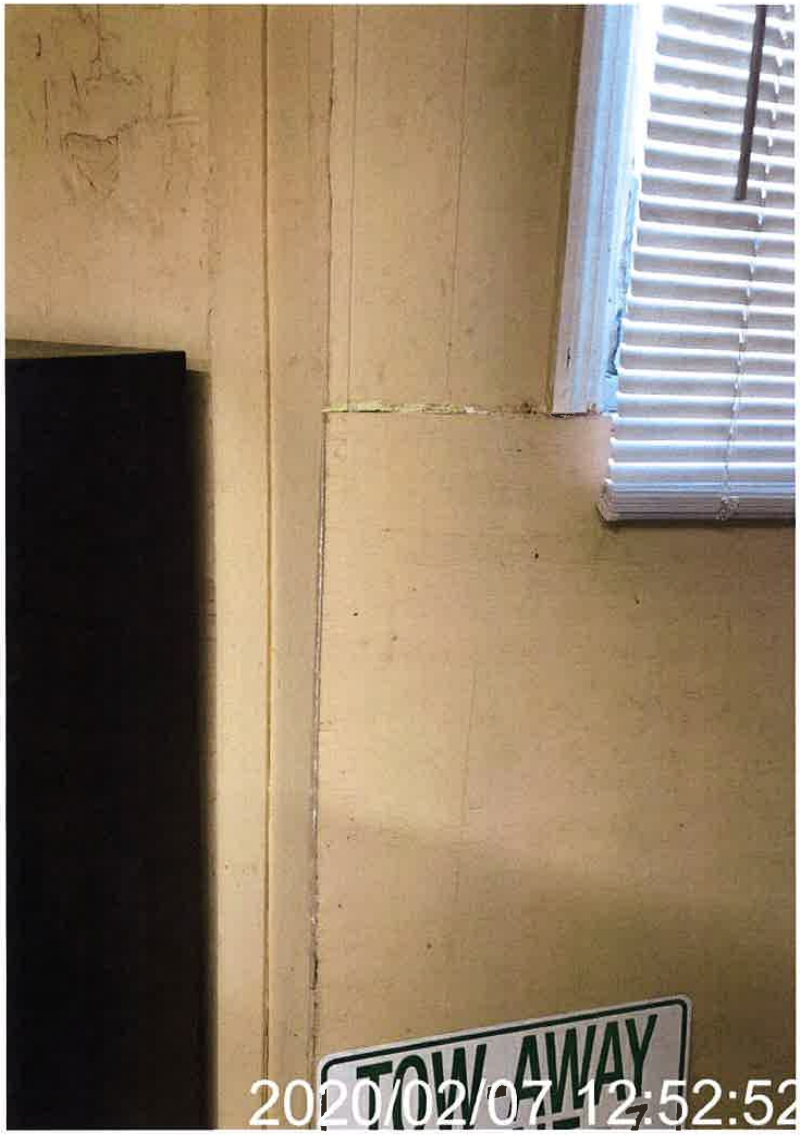
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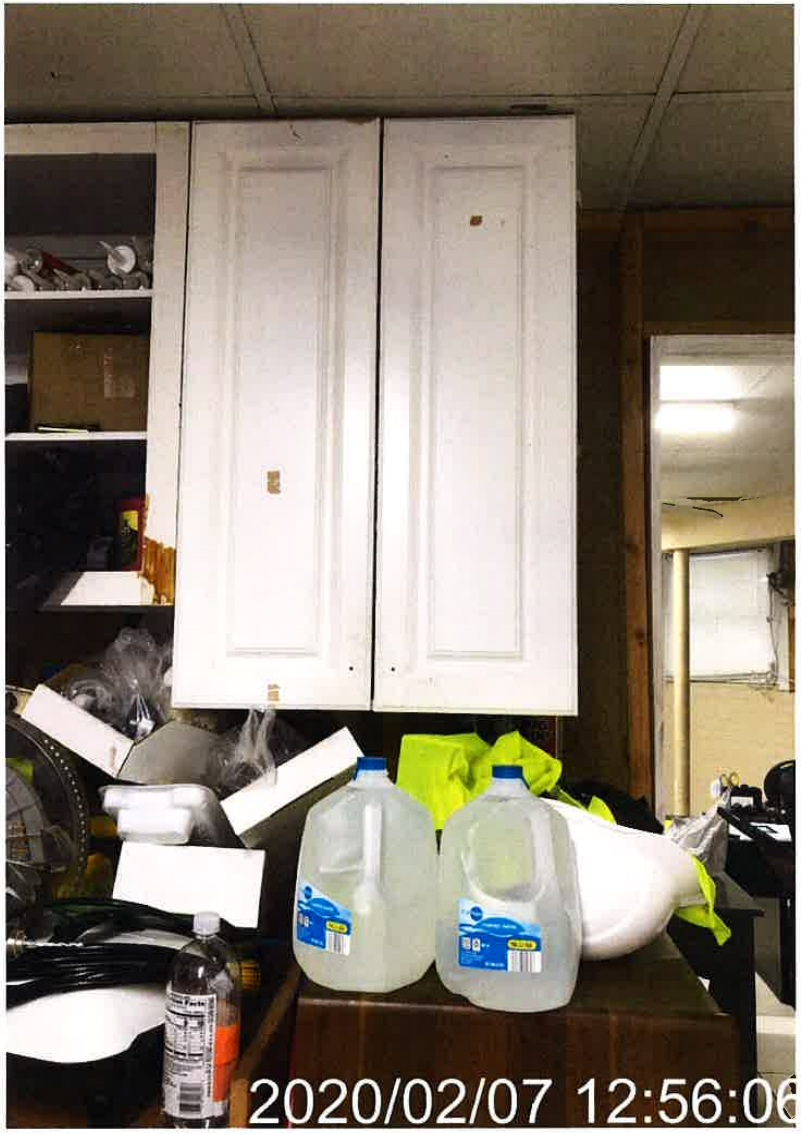
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05/12/2020 00:23

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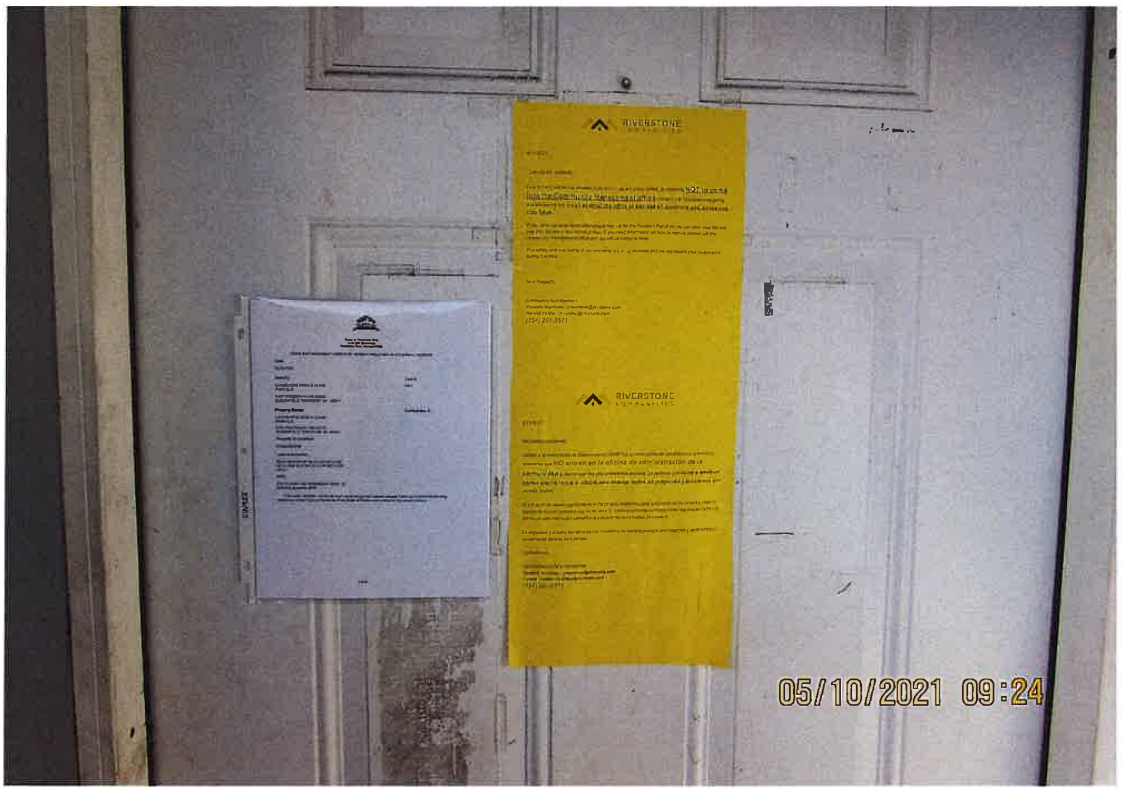
RIVERSTONE
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05/10/2021 09:23

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Sea
MOBILE H
754-2
2701 S. PARK RD.
05/10/2021 09:23

05/10/2021 09:23

05/10/2021 09:24

05/10/2021 09:24

FFICE HOURS
SAFETY FIRST
FACE MASKS REQUIRED
Lakeshore
05/10/2021 09:24

Case Overview

Property/Incident Information

Owner	Address	Site Address
BNUMO INC	239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5280 **Date Next Inspection** 5/18/2021

Notes Exterior maintenance of the entire property require.

1. Roof exterior requires maintenance (minor repairs, wash/chemical treatment).
2. Walls require pressure wash and paint (front & back of property). - Complied
3. Common areas require pressure wash (sidewalks, poles, parking stumps, curbs). Complied
4. Pot holes require repair.
5. Maintenance of signs. - In progress
6. Remove a abandon vehicles from front and back end of the property (inoperable, no current tag or wreck conditions).
7. Repair damages from car accidents. Obtain plans, permit and inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/23/2020		Notice of Violation	Regular Mail
4/30/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 5/18/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 5/18/2021
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: 5/18/2021
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 5/18/2021

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5280

Hasler FIRST-CLASS MAIL
07/23/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

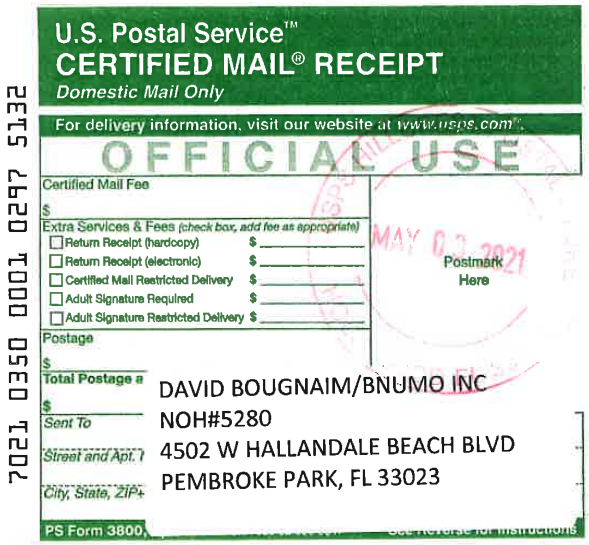
Sent To:
BNUMO INC
239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:
5280

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5280

Hasler FIRST-CLASS MAIL
07/23/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

DB Commercial Real Estate Inc.
4502 W Hallandale Beach Blvd
Pembroke Park, FL 33023


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
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Total Postage a
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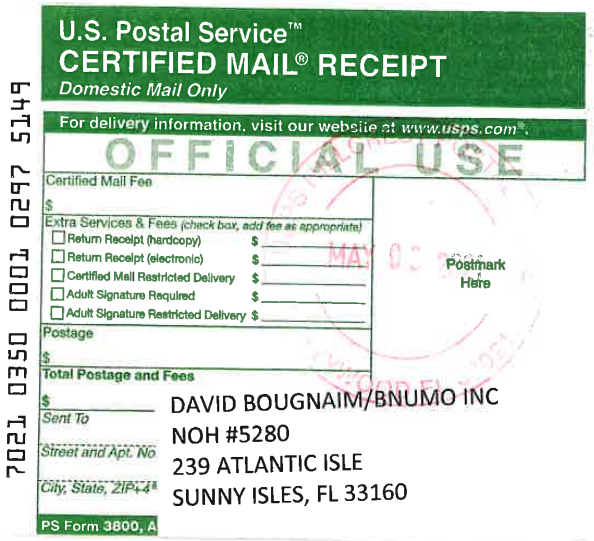
Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
MAY 03 2021
PS Form 3800,
7021 0350 0001 0297 5132
DAVID BOUGNAIM/BNUMO INC
NOH#5280
4502 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
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Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To
Street and Apt. No
City, State, ZIP+4®
Postmark Here
MAY 03
PS Form 3800, A
7021 0350 0001 0297 5149
DAVID BOUGNAIM/BNUMO INC
NOH #5280
239 ATLANTIC ISLE
SUNNY ISLES, FL 33160

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	BNUMO INC
Mailing Address	239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

ID #	5142 30 09 0681
Millage	0613
Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$336,000	$603,020	$939,020	$939,020	
2020	$336,000	$599,330	$935,330	$935,330	$20,186.11
2019	$336,000	$552,450	$888,450	$888,450	$19,398.43

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$939,020	$939,020	$939,020	$939,020
Portability	0	0	0	0
Assessed/SOH	$939,020	$939,020	$939,020	$939,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$939,020	$939,020	$939,020	$939,020

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
12/1/1986	WD	$100	14033 / 361
6/1/1986	QCD	$318,000	
7/1/1981	WD	$405,000	
4/1/1979	WD	$345,000	

Land Calculations

Price	Factor	Type
$11.00	30,545	SF
Adj. Bldg. S.F. (Card, Sketch)		11427
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Profit Corporation
DB COMMERCIAL REAL ESTATE, INC.

Filing Information

Document Number	P02000096422
FEI/EIN Number	51-0426639
Date Filed	09/05/2002
State	FL
Status	ACTIVE

Principal Address

4502 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Mailing Address

239 ATLANTIC ISLE
SUNNY ISLES, FL 33160

Changed: 04/04/2005

Registered Agent Name & Address

BOUGANIM, DAVID
239 ATLANTIC ISLE
SUNNY ISLES, FL 33160

Name Changed: 02/24/2003

Address Changed: 02/24/2003

Officer/Director Detail

Name & Address

Title PSTD

BOUGANIM, DAVID
4502 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/03/2019
2020	06/09/2020

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4505 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	BNUMO INC
Mailing Address	239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

ID #	5142 30 09 0681
Millage	0613
Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

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

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	$336,000	$671,260	$1,007,260	$977,290	
2019	$336,000	$552,450	$888,450	$888,450	$19,398.43
2018	$336,000	$552,620	$888,620	$888,620	$19,129.41

2020* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,007,260	$1,007,260	$1,007,260	$1,007,260
Portability	0	0	0	0
Assessed/SOH	$977,290	$1,007,260	$977,290	$977,290
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	$977,290	$1,007,260	$977,290	$977,290

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
12/1/1986	WD	$100	14033 / 361
6/1/1986	QCD	$318,000	
7/1/1981	WD	$405,000	
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Price	Factor	Type
$11.00	30,545	SF
Adj. Bldg. S.F. (Card, Sketch)		11427
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5280
BNUMO INC.

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: BNUMO INC. TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED BNUMO INC. AT 3:13 A.M./P.M. ON THE 10 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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

05/10/2021 03:13

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/30/2021

Sent To:

BNUMO INC

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5280

Property Owner:

BNUMO INC

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Certified Mail #:

Property Description:

514230090681

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	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)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30

Exterior maintenance of the entire property require.

1. Roof exterior requires maintenance (minor repairs, wash/chemical treatment).
2. Walls require pressure wash and paint (front & back of property). - Complied
3. Common areas require pressure wash (sidewalks, poles, parking stumps, curbs). Complied
4. Pot holes require repair.
5. Maintenance of signs. - In progress
6. Remove a abandon vehicles from front and back end of the property (inoperable, no current tag or wreck conditions).
7. Repair damages from car accidents. Obtain plans, permit and inspections.

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

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer

4/30/2021

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

11/03/20 Painted Bldg Painted parking lot, common areas and light poles Patched up pot holes

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

BNUMO INC

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5280

Date:

07/23/2020

Property Owner:

BNUMO INC

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Property Description:

514230090681

Certified Mail #:

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	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)

Notes/Means of Correction:

Exterior maintenance of the entire property require.

1. Roof exterior requires maintenance (minor repairs,wash/chemical treatment).
2. Walls require pressure wash and paint (front & back of property).
3. Common areas require pressure wash (sidewalks, poles, parking stumps, curbs).
4. Pot holes require repair.
5. Maintenance of signs.

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

Joseline Ramirez

From: Joseline Ramirez
Sent: Wednesday, February 17, 2021 9:44 AM
To: dbouganim@aol.com
Cc: Teressa Malcolm
Subject: 4500 W Hallandale Beach Blvd
Attachments: IMG_4858.jpg; IMG_4855.jpg; IMG_4856.jpg; IMG_4857.jpg

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Mr. Bouganim,

I hope to find you well. Please be advised that I passed by the plaza yesterday and noticed several violations.

1. Removal of Sign without a permit. Obtain plans, permit and inspections.
2. Prohibited banner and sandwich signs. Remove all prohibited signs.
3. Torn American flags. Remove torn flags and put new ones.
4. Prohibited King Pawn flag sign. Remove flag sign.
5. Damaged light pole from accident has to be repaired with permits.
6. Car accident vehicles on backend of plaza have to be removed.
7. Roof cleaning is still require in order for me to close previous issued violation.

Please remedy all violations within 10 days of this email notice, should you have any questions, please do not hesitate to give me a call.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023 Follow us on: Facebook / www.townofpembrokepark.com

DB
Commercial Real Estate, Inc.
954-322-4242
INCOME TAX
Personal & Corporate
V&L CONSULTING AND SERVICES, INC
02/09/2020 23:33

King Cash
PAWN & JEWELRY
INCOME TAX
02/09/2020 23:33

FRAGILE
4500
THIRSTY
FULL LIQUOR
King Cash
02/09/2020 23:33

King Cash
02/09/2020 23:34

02/09/2020 23:35

NURSERY
02/09/2020 23:35

A-ALLSTAR
INSURANCE
CALL FOR
FREE
QUOTE
987-3877
02/09/2020 23:35

Thirsty's II
FULL LIQUOR BAR
02/09/2020 23:35

SEA RAY
02.10.2020 00:20

02.10.2020 00:20

02.10.2020 00:21

4444
02.10.2020 00:21

4450
02 10 2020 00 21

4468
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02.10.2020 00:21

02.10.2020 00:21

4480
4486
WM
305 471 4444
954 374-7500
wm.com
02.10.2020 00:21

4480
4468
WM
02.10.2020 00:21

02.10.2020 00:22

02.10.2020 00:22

King Cash
PAWN & JEWELRY
CBM MULTI SERVICES
INCOME TAX
09/02/2020 00:30

Thirsty's II
FULL LIQUOR BAR
FREE
POOL
DARTS
KARAOKE
TOW AWAY
09/02/2020 00:28

$King Cash
PAWN & JEWELRY
PAWN
OPEN
INCOME TAX
09/02/2020 00:29

DB
Commercial Real Estate, Inc.
954-322-4242
INCOME TAX
Personal & Corporate
09/02/2020 00:30

King Cash
PAWN & JEWELRY
INCOME TAX
OPEN
09/02/2020 00:30

09/02/2020 00:31

09/02/2020 00:32

09/02/2020 00:32

09/02/2020 00:31

09/02/2020 00:32

09/02/2020 00:31

09/02/2020 00:31

09/03/2020 02:36

09/03/2020 02:36

09/03/2020 02:37

09/03/2020 02:37

01/20/2021 10:12

01/20/2021 10:12

01/20/2021 10:12

01/20/2021 10:12

05/10/2021 03:13

05/10/2021 03:14

4480
KWIK STOP
4486
05/10/2021 03:14

05/10/2021 03:14

05/10/2021 03:14

THIRSTY'S
05/10/2021 03:14

CODE ENFORCEMENT
05/10/2021 03:15

05/10/2021 03:15

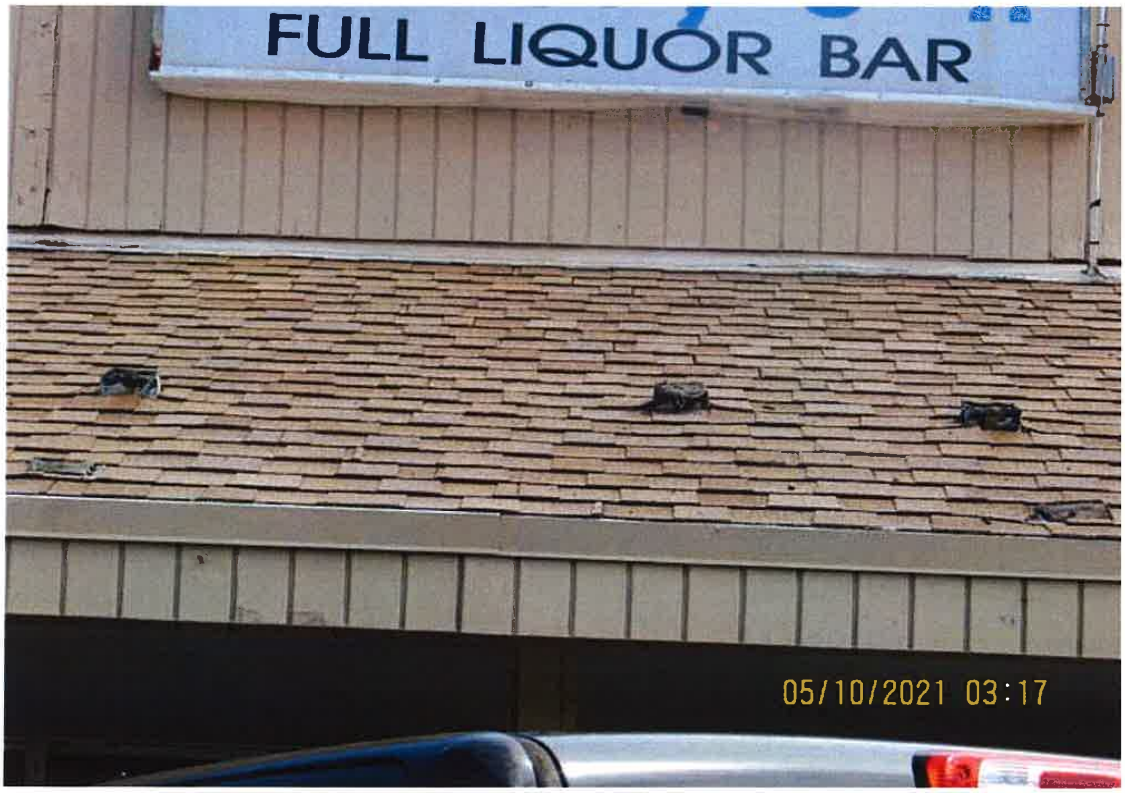
05/10/2021 03:15

05/10/2021 03:15

05/10/2021 03:15

05/10/2021 03:15

FULL LIQUOR BA
Thirsty's
POOL
05/10/2021 03:16


FULL LIQUOR BAR
05/10/2021 03:17

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4420
05/10/2021 03:17

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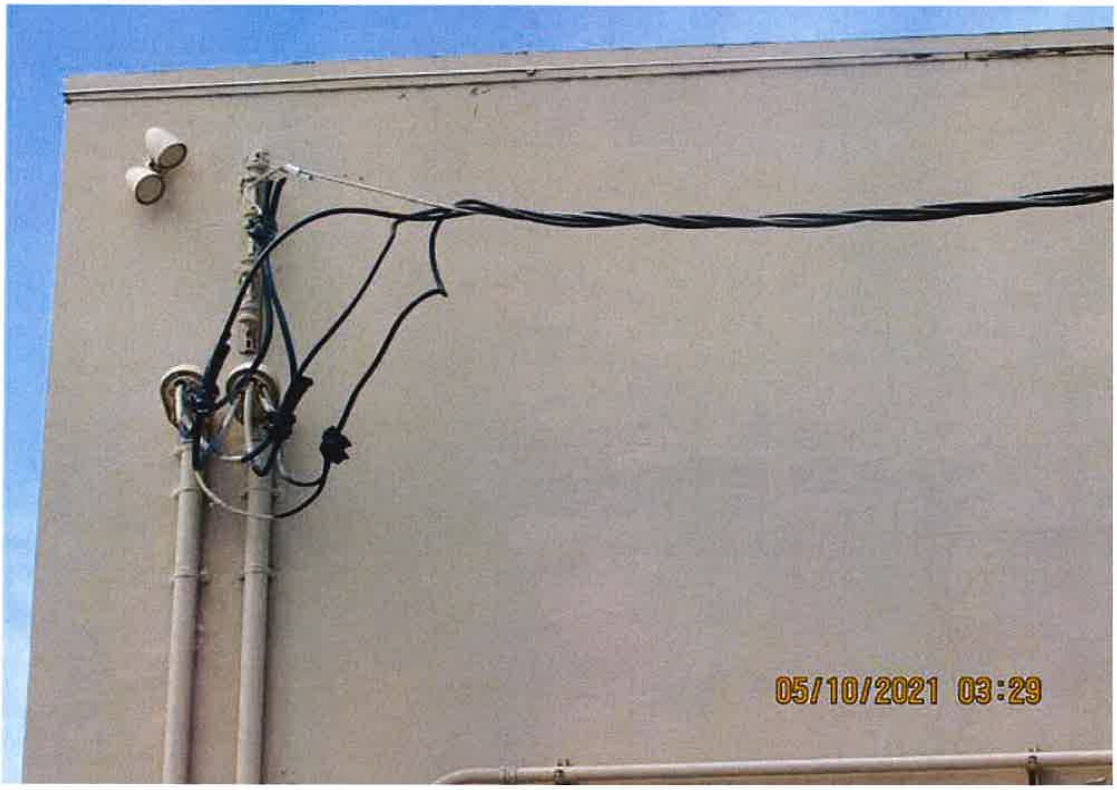
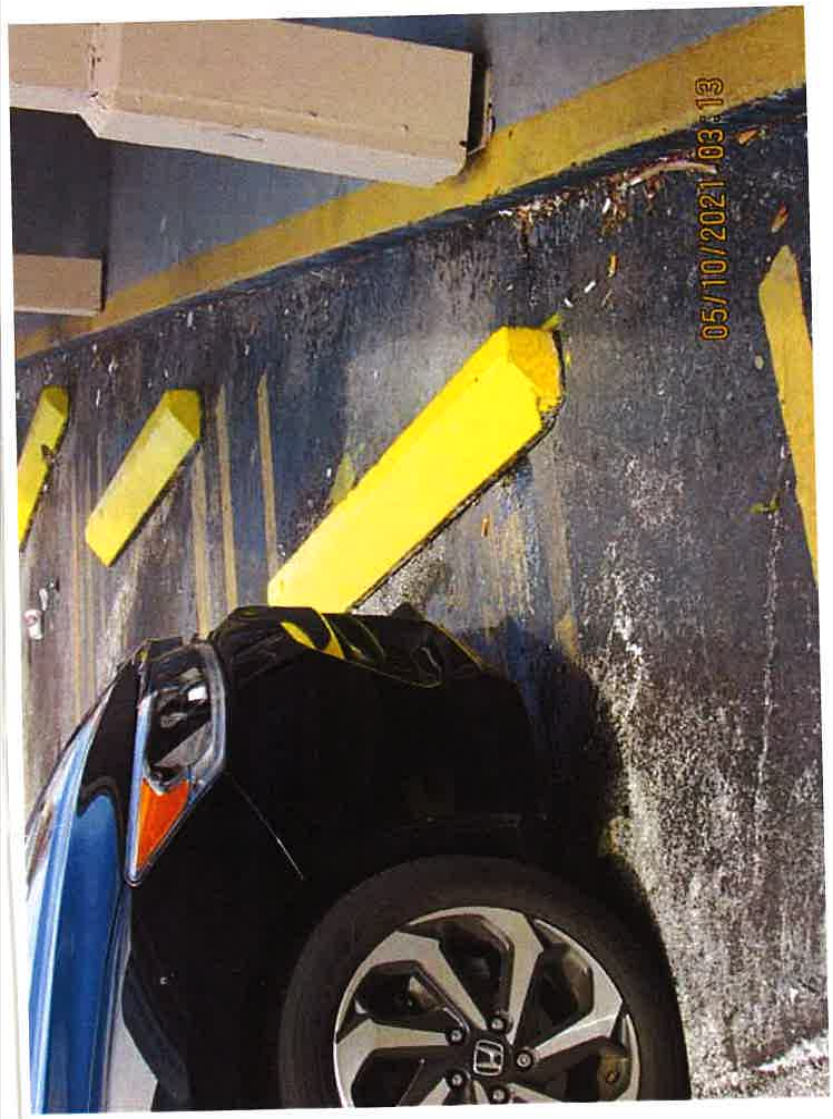

05/10/2021 03:29

05/10/2021 03:29

05/10/2021 02:55

OPEN
TILL
05/10/2021 02:59

4426
Smoking Permitted
ASKS
Temperature must not Exceed 99° for Service
You must wear a mask
SOCIAL STANCING
6'
NOTICE
NO LOITERING OR OPEN ALCOHOLIC CONTAINERS
05/10/2021 02:59


05/10/2021 03:13

Case Overview

Property/Incident Information

Owner	Address	Site Address
YESYM 5401 LLC/ MSK LOGISTICS LLC	19355 TURNBERRY WAY #27E AVENTURA, FL 33181	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5382 **Date Next Inspection** 5/18/2021

Notes
1. Operating without a Business Tax Receipt. Stop all operations until inspections and Business Tax Receipt are obtained.
2. Exterior maintenance. Repair concrete in driveway, pressure wash and paint chip paint.
3. Constant trash and debris on property. Must keep property clean daily.
4. Overgrown weeds. Trim and maintain property periodically.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/13/2020		Notice of Violation	Regular Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/18/2021

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5382

Hasler FIRST-CLASS MAIL
10/13/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

YESYM 5401 LLC

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

5382

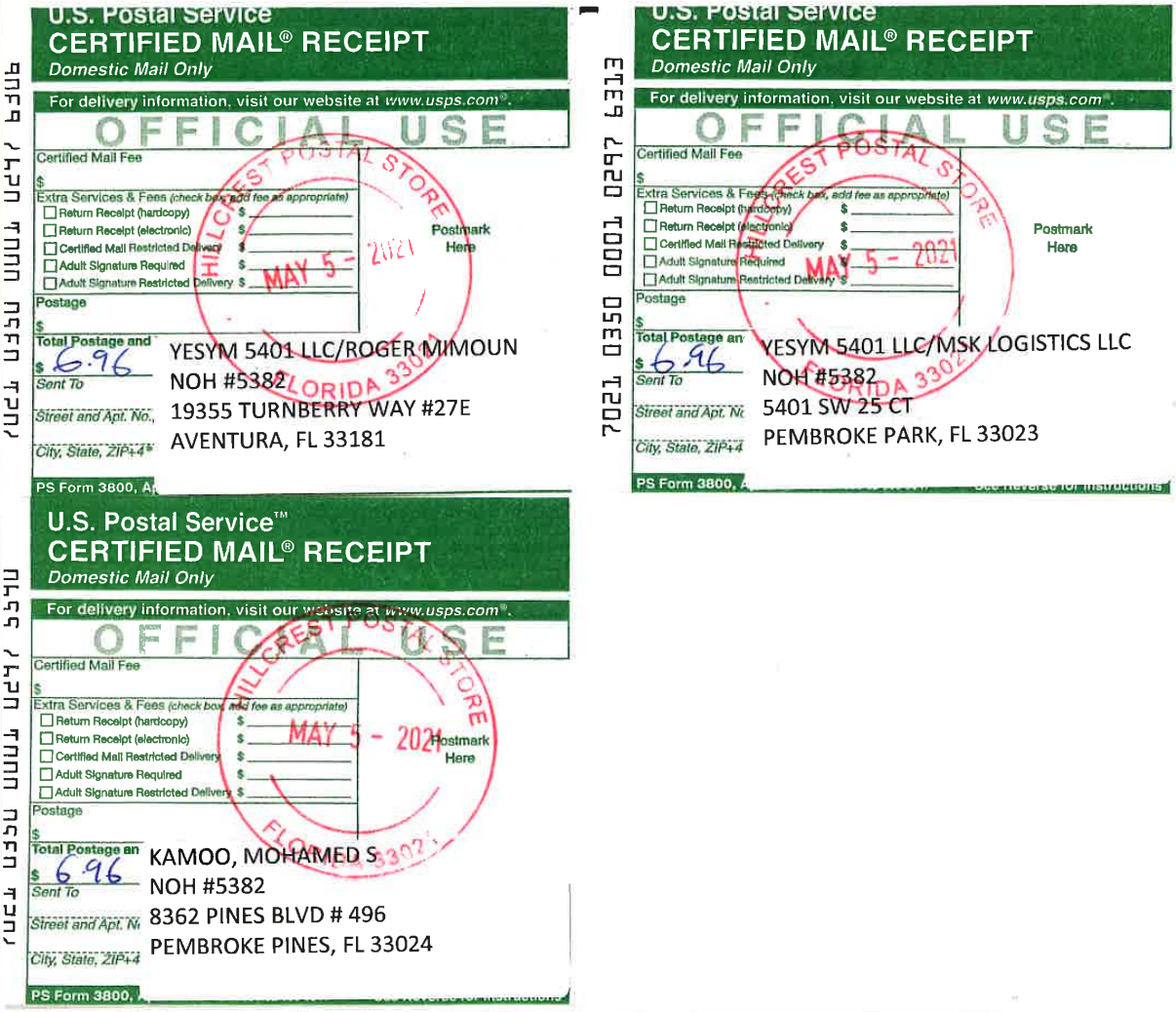
Property Owner:

Property

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5382

Hasler FIRST-CLASS MAIL
10/13/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Current Tenant
Yesym 5401 LLC
5401 SW 25 CT
Pembroke Park, FL 33023



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 6.96

Sent To
YESYM 5401 LLC/ROGER MIMOUN
NOH #5382

Street and Apt. No.,
19355 TURNBERRY WAY #27E

City, State, ZIP+4
AVENTURA, FL 33181

PS Form 3800, A

HILLCREST POSTAL STORE
MAY 5 - 2021
FLORIDA 330

Postmark Here

7021 0350 0001 0297 6336

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage an
$ 6.96

Sent To
YESYM 5401 LLC/MSK LOGISTICS LLC
NOH #5382

Street and Apt. No
5401 SW 25 CT

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

PS Form 3800, A

HILLCREST POSTAL STORE
MAY 5 - 2021
FLORIDA 330

Postmark Here

7021 0350 0001 0297 6343

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

Certified Mail Fee
$

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

Postage
$

Total Postage an
$ 6.96

Sent To
KAMOO, MOHAMED S
NOH #5382

Street and Apt. No
8362 PINES BLVD # 496

City, State, ZIP+4
PEMBROKE PINES, FL 33024

PS Form 3800, A

HILLCREST POSTAL STORE
MAY 5 - 2021
FLORIDA 3302

Postmark Here

7021 0350 0001 0297 6374

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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/ROGER MIMOUN
NOH #5382
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

9590 9402 6610 1028 7089 55

2. Article Number (Transfer from service label)
7021 0350 0001 0297 6306

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

RECEIVED MAY 10 2021

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

all
all Restricted Delivery

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5401 SW 25 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 10 0770
Property Owner	YESYM 5401 LLC	Millage	0613
Mailing Address	19355 TURNBERRY WAY #27E AVENTURA FL 33181	Use	48
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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$91,040	$347,400	$438,440	$438,440	
2020	$91,040	$338,210	$429,250	$429,250	$9,264.01
2019	$91,040	$338,210	$429,250	$398,040	$8,901.12

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$438,440	$438,440	$438,440	$438,440
Portability	0	0	0	0
Assessed/SOH	$438,440	$438,440	$438,440	$438,440
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	$438,440	$438,440	$438,440	$438,440

Sales History

Date	Type	Price	Book/Page or CIN
11/22/2017	WD-Q	$420,000	114740431
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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	13,006	SF
Adj. Bldg. S.F. (Card, Sketch)		4302
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company
MSK LOGISTICS LLC

Filing Information

Document Number	L10000046244
FEI/EIN Number	27-2527733
Date Filed	04/29/2010
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/06/2017

Principal Address

8362 pines blvd
#496
pembroke pines, FL 33024

Changed: 03/29/2018

Mailing Address

8362 pines blvd
#496
pembroke pines, FL 33024

Changed: 03/29/2018

Registered Agent Name & Address

KAMOO, MOHAMED S
8362 pines blvd
#496
pembroke pines, FL 33024

Name Changed: 05/06/2017

Address Changed: 03/29/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

KAMOO, MOHAMED
8362 pines blvd

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5382
YESYM 5401 LLC/MSK LOGISTICS LLC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC/MSK LOGISTICS LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5401 SW 25TH COURT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED YESYM 5401 LLC/MSK LOGISTICS LLC AT 2:42 A.M. /P.M. ON THE 10 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

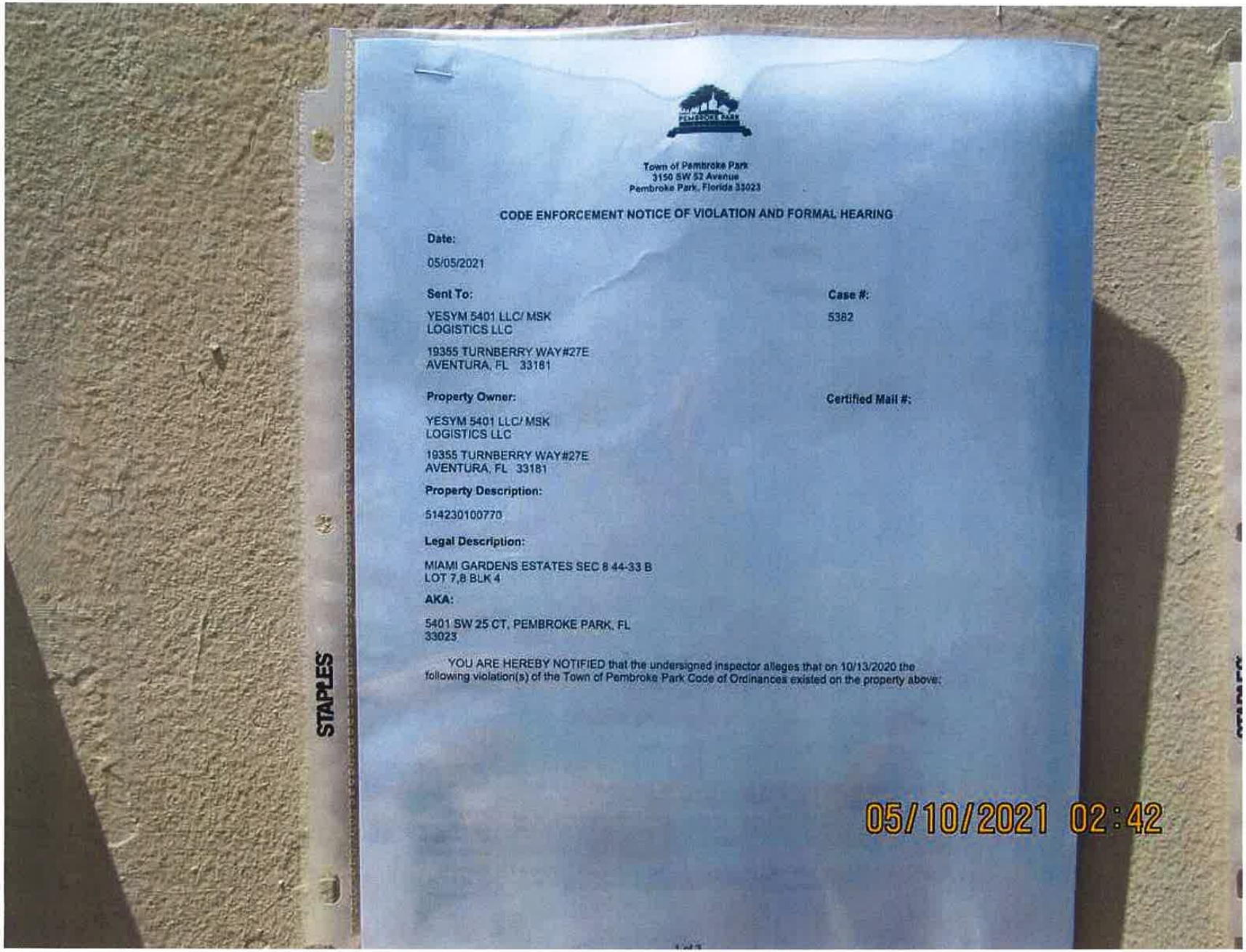
Signature

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

NOTARY PUBLIC STATE OF FLORIDA

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

5401
1
STAPLES
STAPLES
05/10/2021 02:42



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/05/2021

Sent To:

YESYM 5401 LLC/ MSK LOGISTICS LLC

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Case #:

5382

Property Owner:

YESYM 5401 LLC/ MSK LOGISTICS LLC

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Certified Mail #:

Property Description:

514230100770

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33 B
LOT 7,8 BLK 4

AKA:

5401 SW 25 CT, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/13/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

STAPLES

05/10/2021 02:42

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

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Sent To:

YESYM 5401 LLC/ MSK LOGISTICS LLC

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5401 SW 25 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/13/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
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

1. Operating without a Business Tax Receipt. Stop all operations until inspections and Business Tax Receipt are obtained.
2. Exterior maintenance. Repair concrete in driveway, pressure wash and paint chip paint.
3. Constant trash and debris on property. Must keep property clean daily.
4. Overgrown weeds. Trim and maintain property periodically.

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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer

5/5/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
YESYM 5401 LLC 19355 TURNBERRY WAY#27E AVENTURA, FL 33181	5382	10/13/2020
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	

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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	15
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Notes/Means of Correction:

1. Stop all work, no Business Tax Receipt. Obtain Business Tax Receipt.
2. Exterior maintenance. Repair concrete in driveway, pressure wash and repair chipped paint.
3. Overgrown weeds. Trim or remove.

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.

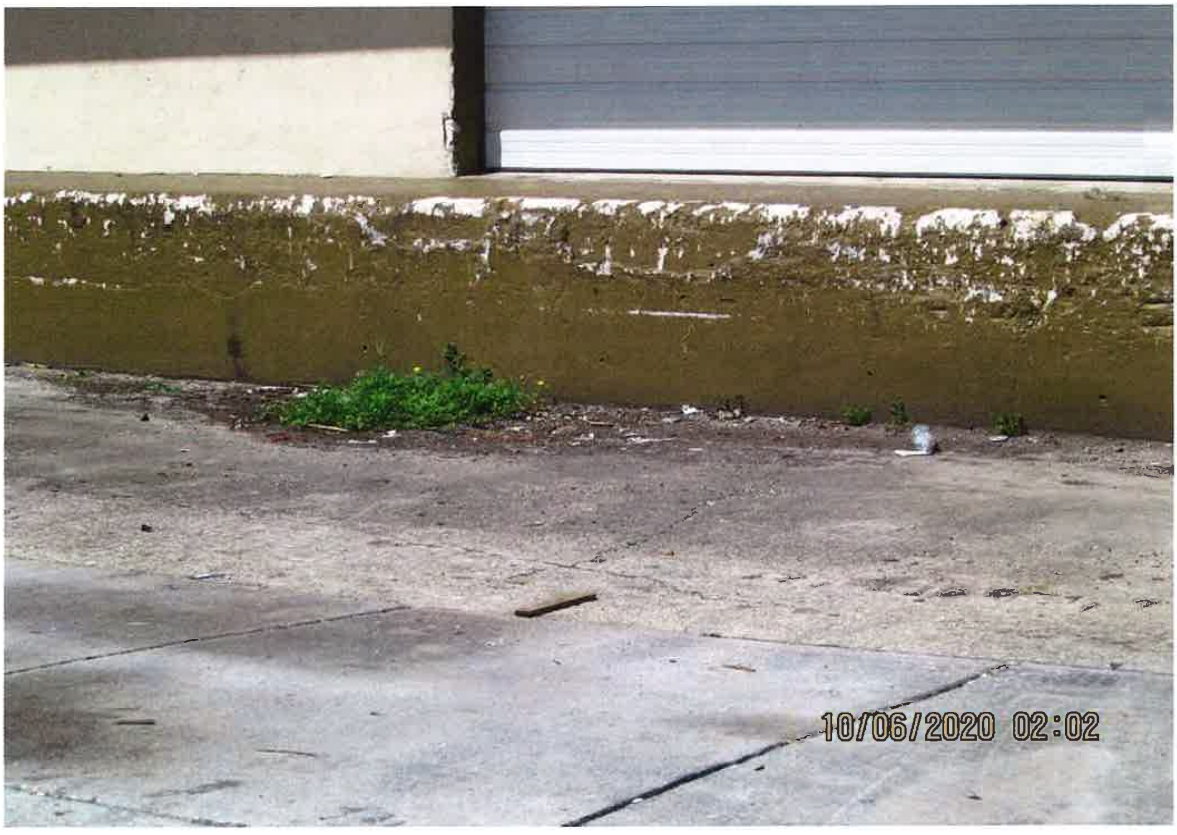
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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

Joseline Ramirez
Code Enforcement Officer

5401
10/06/2020 02:02

10/06/2020 02:01

10/06/2020 02:02


10/06/2020 02:02

02/25/2021 14:27

02/25/2021 14:27

02/25/2021 14:27

05/10/2021 02:43

05/10/2021 02:43

05/10/2021 02:44

05/10/2021 02:44

05/10/2021 02:45

05/10/2021 02:46

05/10/2021 02:48

05/10/2021 02:48

05/10/2021 02:50

05/10/2021 02:50

BUS STOP
05/10/2021 02:50

ARAGON
05/10/2021 02:50

05/10/2021 02:42

05/10/2021 02:42

05/10/2021 02:42

05/10/2021 02:42

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEDINA,RAUL JR/MTX Group One, LLC	PO BOX 430871 SOUTH MIAMI, FL 33243	2570 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5337 **Date Next Inspection** 5/18/2021

Notes
1. STOP WORK ORDER.
2. Interior renovation without permits. Obtain permit and inspections.
3. Restriping and seal coating of the parking lot. Obtain permit and inspections.
4. Prohibited banner sign. Remove banner.
5. Painting of exterior without a permit. Obtain permit and inspections.
6. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/4/2020		Notice of Violation	Posted to Property - Refused to Sign Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 5/18/2021
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 5/18/2021
ZONING	Sec. 28-301 (a)(8) - Minimum requirements	a) Permanently maintained off-street parking for vehicles shall be provided in connection with any building or premises used or designed to be used for such purposes as set forth in this section. For the purpose of this division, one (1) automobile parking space shall be a minimum often (10) feet by twenty (20) feet, usable for the parking of an automobile. Provided, however, an automobile parking space in the T-1 Mobile Home Park District shall be a minimum of nine (9) feet by eighteen (18) feet. usable for the parking of an automobile. In addition, adequate interior driveways shall be provided so as to connect the parking space with a public street or area More particularly, off-street parking shall comply with the minimum requirements, to wit: (8) Office, professional buildings or similar uses: One (1) parking space for each three hundred (300) square feet of floor area so used with a minimum of two (2) spaces for each office and/or separate use.	Not in Compliance - Reinspection Date: 5/18/2021
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	Not in Compliance - Reinspection Date: 5/18/2021

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5337

Hasler FIRST-CLASS MAIL
09/08/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Case #:
MEDINA,RAUL JR 5337

PO BOX 430871
SOUTH MIAMI, FL 33243

Property Owner:

09/08/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5337

Alejandro Rodriguez
7349 NW 54 Street
Miami, FL 33166

PEMBROKE PARK

E • PEMBROKE PARK, FLORIDA 33023
5337

Hasler FIRST-CLASS MAIL
09/08/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

MTX Group One
2570 S Park Rd
Pembroke Park, FL 33009

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$

Sent To
RAUL JR MEDINA

Street and Apt. N
NOH # 5436, #5337

City, State, ZIP+
P.O. BOX 430871
SOUTH MIAMI, FL 33243

PS Form 3800,

Postmark Here
MAY 03 2021

7021 0350 0001 0297 5170

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$

Sent To
MTX GROUP ONE, LLC

Street and Apt. N
ALEJANDRO RODRIGUEZ
NOH #5436, #5337

City, State, ZIP+
2570 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

PS Form 3800,

Postmark Here
MAY 03 2021

7021 0350 0001 0297 5187

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
RAUL JR MEDINA
NOH # 5436, #5337
P.O. BOX 430871
SOUTH MIAMI, FL 33243

9590 9402 4839 9032 6954 13

2. Article Number
7021 0350 0001 0297 5170

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Chris Medina

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
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery
- ☐ Insured Mail Restricted Delivery (over $500)

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

Detail by Entity Name

Florida Limited Liability Company
MTX GROUP ONE, LLC

Filing Information

Document Number	L20000224163
FEI/EIN Number	85-2598714
Date Filed	08/04/2020
Effective Date	11/15/2011
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/27/2020
Event Effective Date	NONE

Principal Address

2570 South Park Road
Hallandale Beach, FL 33009

Changed: 03/18/2021

Mailing Address

2570 South Park Road
Hallandale Beach, FL 33009

Changed: 03/18/2021

Registered Agent Name & Address

RODRIGUEZ, ALEJANDRO
2570 South Park Road
Hallandale Beach, FL 33009

Address Changed: 03/18/2021

Authorized Person(s) Detail

Name & Address

Title MGR

RODRIGUEZ CHAMIZO, ALEJANDRO
7349 NW 54 ST.
MIAMI, FL 33166

Title AP

DOMINGUEZ, ALBERTO ABRAHAM
7349 NW 54 ST.
MIAMI, FL 33166

Title MGR

MATAMOROS, JORGE
7349 NW 54 ST.
MIAMI, FL 33166

Annual Reports

Report Year	Filed Date
2021	02/16/2021
2021	03/18/2021

Document Images

03/18/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/16/2021 -- ANNUAL REPORT	View image in PDF format
10/27/2020 -- LC Amendment	View image in PDF format
10/06/2020 -- LC Amendment	View image in PDF format
08/04/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$173,800	$564,840	$738,640	$738,640	
2020	$173,800	$565,540	$739,340	$739,340	$15,956.30
2019	$173,800	$565,540	$739,340	$739,340	$16,142.75

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$738,640	$738,640	$738,640	$738,640
Portability	0	0	0	0
Assessed/SOH	$738,640	$738,640	$738,640	$738,640
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$738,640	$738,640	$738,640	$738,640

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5337
RAUL MEDINA JR/MTX GROUP ONE, LLC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: RAUL MEDINA JR/MTX GROUP ONE, LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED RAUL MEDINA JR/MTX GROUP ONE, LLC AT 4:29 A.M. (P.M.) ON THE 10 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

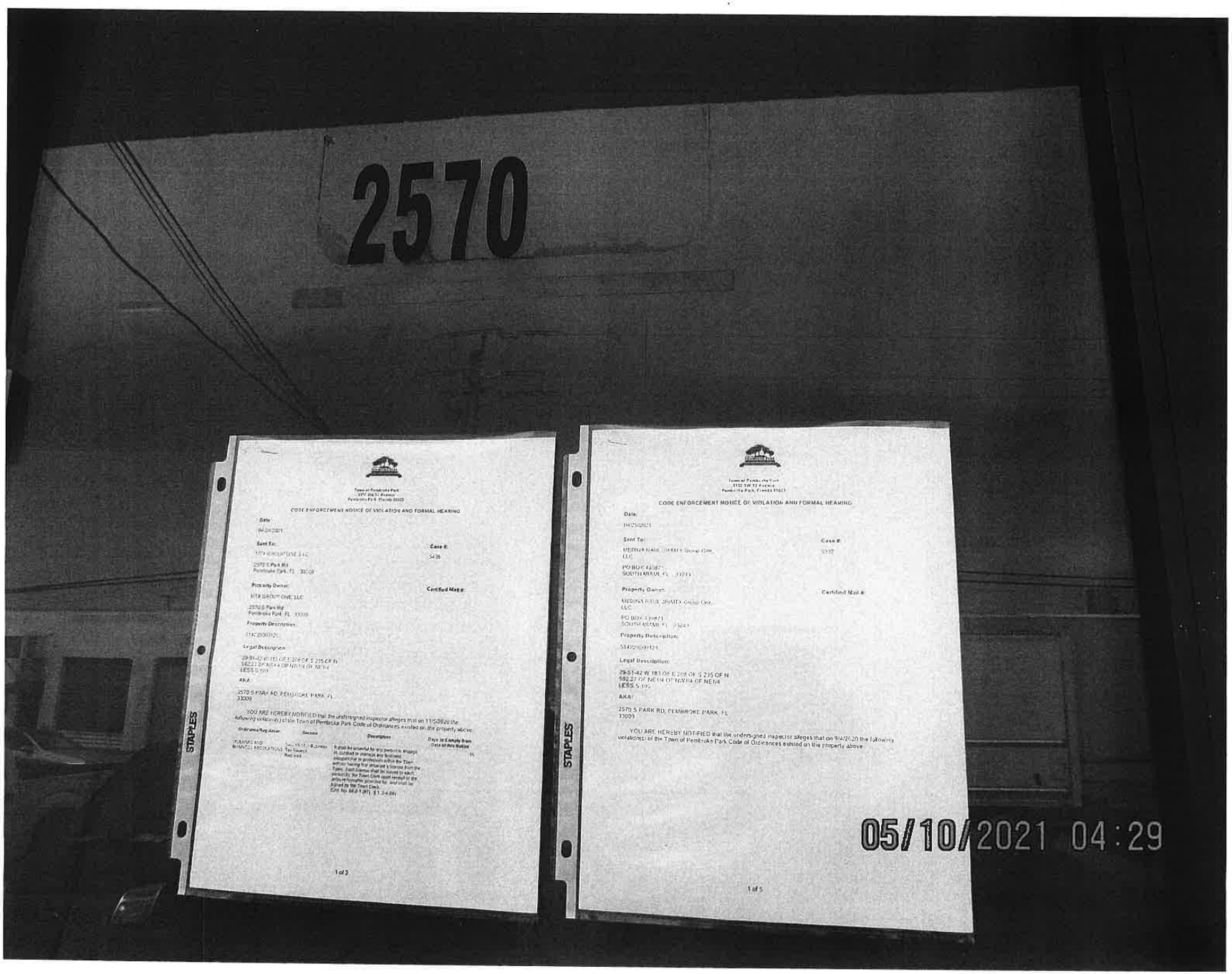
STATE OF FLORIDA
COUNTY OF BROWARD

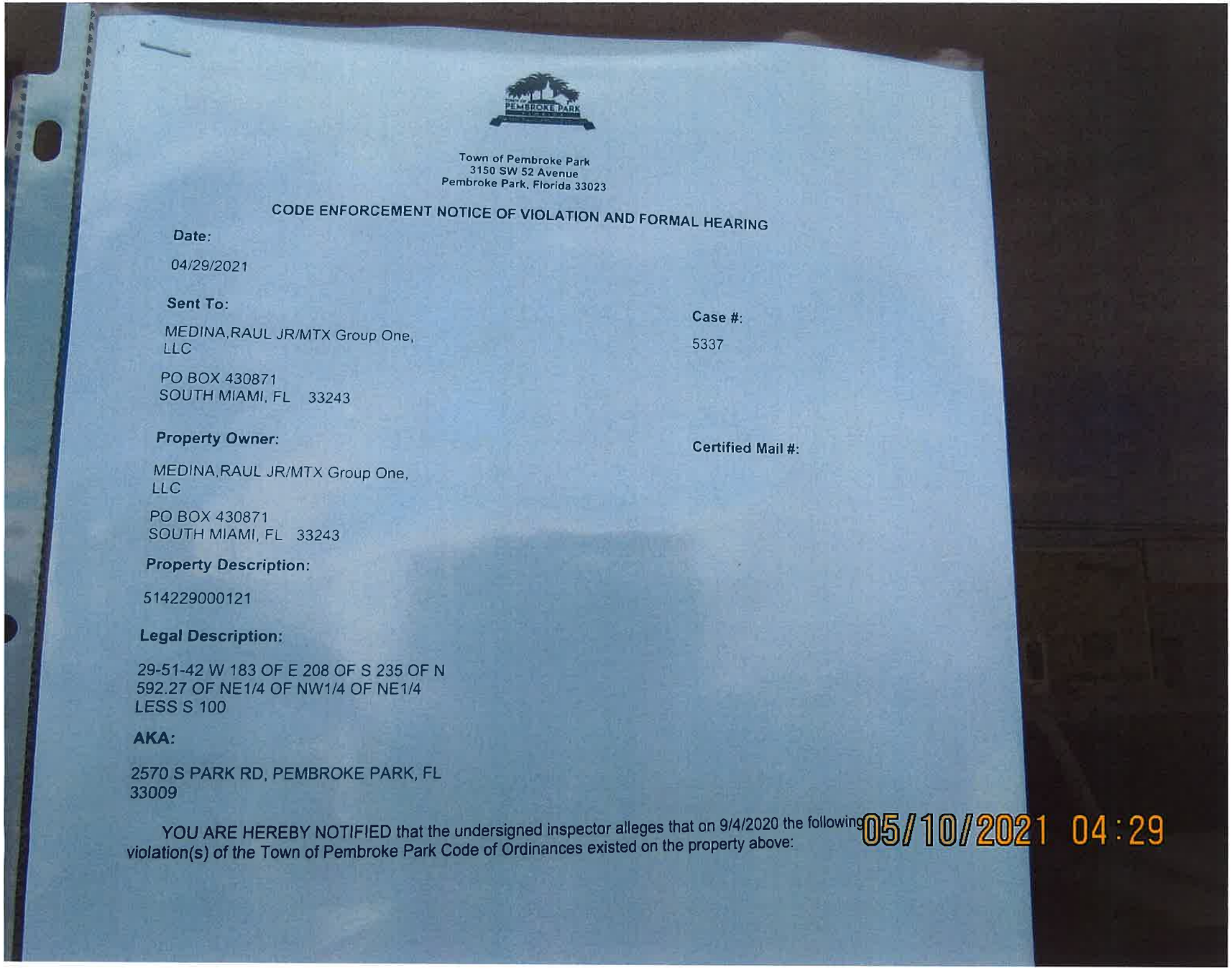
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of May, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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

Signature

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


2570
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
Sent To:
Case #:
5436
Property Owner:
Certified Mail #:
MIB BROW ONE, LLC
2570 S Park Rd
Pembroke Park, FL 33009
Property Description:
Legal Description:
AKA:
2570 S PARK RD, PEMBROKE PARK, FL
33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/5/2020 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Reg.Number
Section
Description
Days to Comply from
Date of this Notice
1 of 3
STAPLES
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
Sent To:
Case #:
Property Owner:
Certified Mail #:
Property Description:
Legal Description:
29-51-42 W 183 OF E 208 OF S 215 OF N
582.27 FT NE1/4 OF NW1/4 OF NE1/4
LESS S 105
AKA:
2570 S PARK RD, PEMBROKE PARK, FL
33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/4/2020 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 5
STAPLES
05/10/2021 04:29



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

MEDINA,RAUL JR/MTX Group One, LLC

PO BOX 430871
SOUTH MIAMI, FL 33243

Case #:

5337

Property Owner:

MEDINA,RAUL JR/MTX Group One, LLC

PO BOX 430871
SOUTH MIAMI, FL 33243

Certified Mail #:

Property Description:

514229000121

Legal Description:

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

AKA:

2570 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/4/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

05/10/2021 04:29

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

MEDINA,RAUL JR/MTX Group One, LLC

PO BOX 430871
SOUTH MIAMI, FL 33243

Case #:

5337

Property Owner:

MEDINA,RAUL JR/MTX Group One, LLC

PO BOX 430871
SOUTH MIAMI, FL 33243

Certified Mail #:

Property Description:

514229000121

Legal Description:

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

AKA:

2570 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/4/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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

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
ZONING	Sec. 28-301 (a)(8) - Minimum requirements	a) Permanently maintained off-street parking for vehicles shall be provided in connection with any building or premises used or designed to be used for such purposes as set forth in this section. For the purpose of this division, one (1) automobile parking space shall be a minimum often (10) feet by twenty (20) feet, usable for the parking of an automobile. Provided, however, an automobile parking space in the T-1 Mobile Home Park District shall be a minimum of nine (9) feet by eighteen (18) feet. usable for the parking of an automobile. In addition, adequate interior driveways shall be provided so as to connect the parking space with a public street or area More particularly, off-street parking shall comply with the minimum requirements, to wit: (8) Office, professional buildings or similar uses: One (1) parking space for each three hundred (300) square feet of floor area so used with a minimum of two (2) spaces for each office and/or separate use.	30
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	30

1. STOP WORK ORDER.
2. Interior renovation without permits. Obtain permit and inspections.
3. Restriping and seal coating of the parking lot. Obtain permit and inspections.
4. Prohibited banner sign. Remove banner.
5. Painting of exterior without a permit. Obtain permit and inspections.
6. 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 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer

4/29/2021

Town of Pembroke Park Violation Notice

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

MTX Group one

Name Raul JR MEDINA Date 9/4/20

Site Address 2570 S Park Rd Case # _____

Permit # _____ Sub/Park _____

- ☒ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 6-105 5-2(a)(b) 2-79
- ☐ NFPA # _____
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

Tenant/owner build out with no permits. STOP WORK ORDER. Prohibited Banner sign. Paint color not permitted.

Corrective Action(s)

Obtain permits for tenant build out and paint color. Complete all inspections Remove banner sign.

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

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

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

Joseline Ramirez
Code Enforcement Officer

Posted to property Owner refuse to sign
Received by

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

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

11/3/20
Process #
9206 1 - Paving & Restriping
9206 3 - Drywall

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MEDINA,RAUL JR PO BOX 430871 SOUTH MIAMI, FL 33243	5337	09/04/2020

Property Owner:	Property Description:	Certified Mail #:
MEDINA,RAUL JR PO BOX 430871 SOUTH MIAMI, FL 33243	514229000121	

Legal Description:	AKA:
29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100	2570 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/4/2020 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
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	BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	30
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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
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ZONING	Sec. 28-301 (a)(8) - Minimum requirements	a) Permanently maintained off-street parking for vehicles shall be provided in connection with any building or premises used or designed to be used for such purposes as set forth in this section. For the purpose of this division, one (1) automobile parking space shall be a minimum often (10) feet by twenty (20) feet, usable for the parking of an automobile. Provided, however, an automobile parking space in the T-1 Mobile Home Park District shall be a minimum of nine (9) feet by eighteen (18) feet. usable for the parking of an automobile. In addition, adequate interior driveways shall be provided so as to connect the parking space with a public street or area More particularly, off-street parking shall comply with the minimum requirements, to wit: (8) Office, professional buildings or similar uses: One (1) parking space for each three hundred (300) square feet of floor area so used with a minimum of two (2) spaces for each office and/or separate use.	30

ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	30

Notes/Means of Correction:

1. STOP WORK ORDER.
2. Interior renovation without permits. Obtain permit and inspections.
3. Restriping and seal coating of the parking lot. Obtain permit and inspections.
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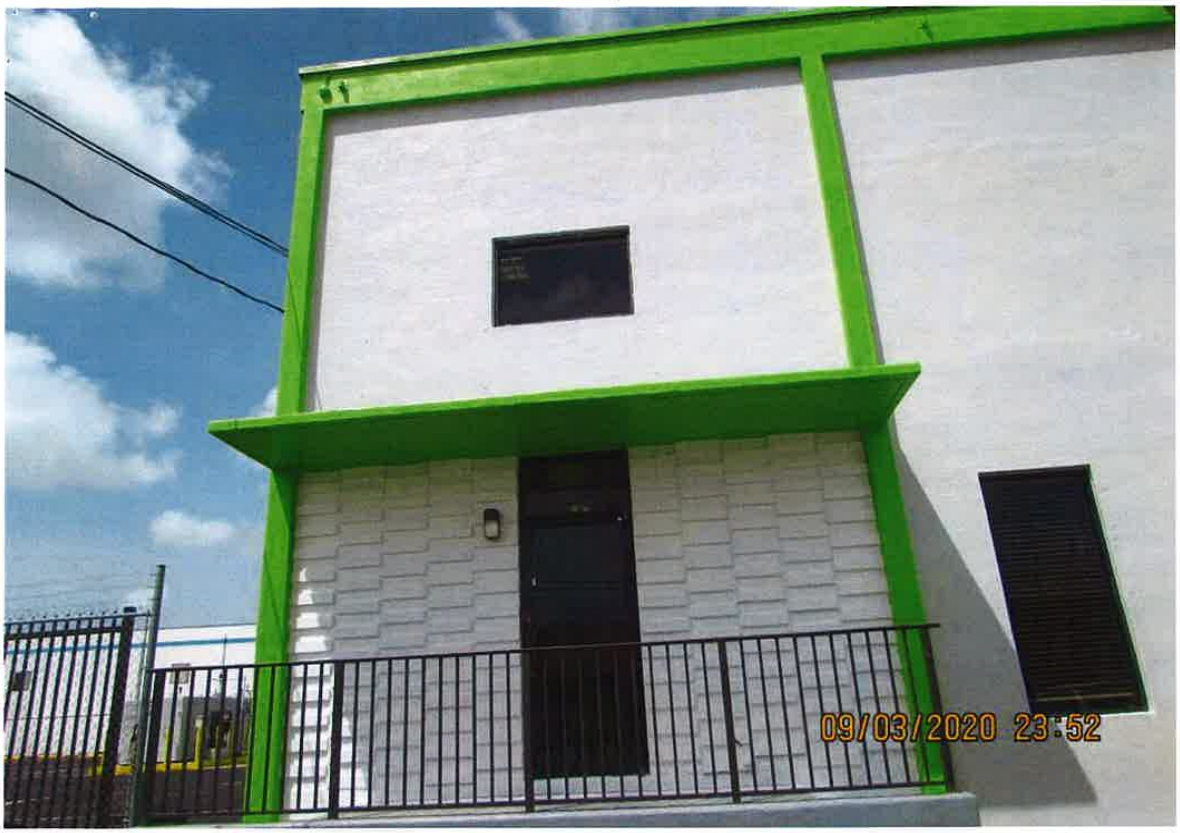
Joseline Ramirez
Code Enforcement Officer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09/03/2020 23:52

09/03/2020 23:52

09/03/2020 23:53

09/04/2020 00:53

09/04/2020 00:53

MTX
GROUP ONE
09/04/2020 00:53

09/04/2020 00:53

09/03/2020 23:49

09/03/2020 23:50

09/03/2020 23:50

09/03/2020 23:50

09/03/2020 23:50

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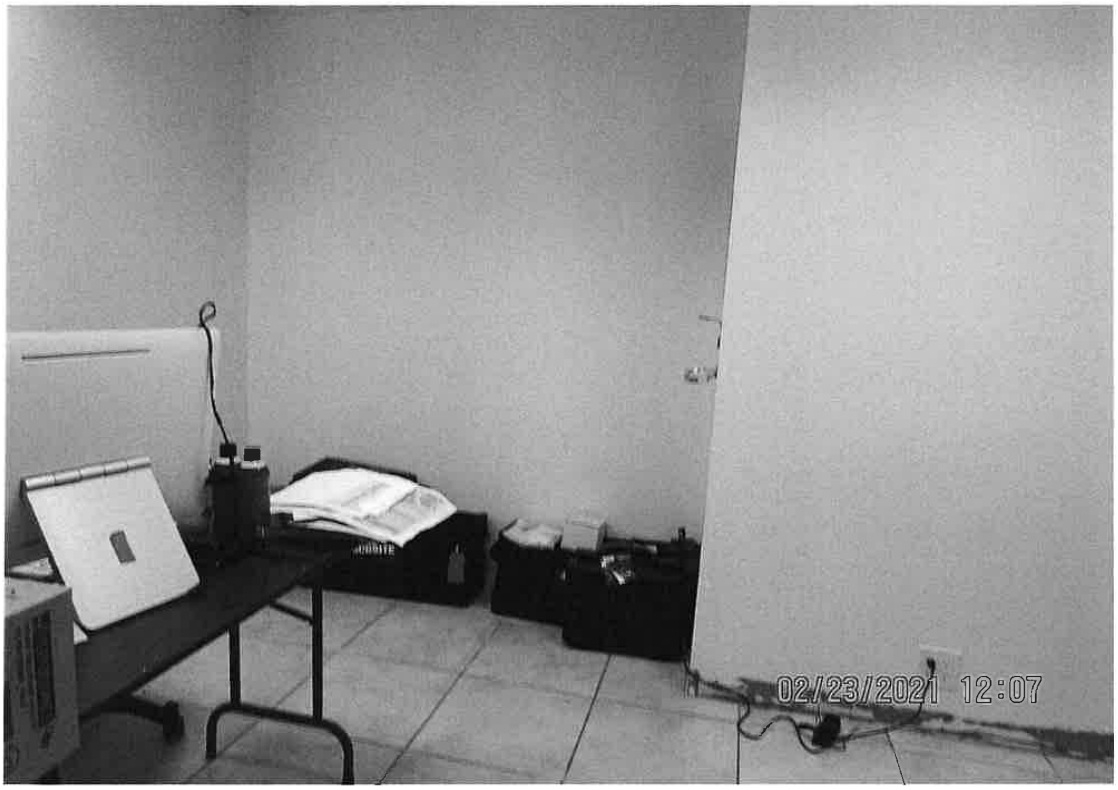
ALUMA-FORM, INC
02/23/2021 12:07

02/23/2021 12:07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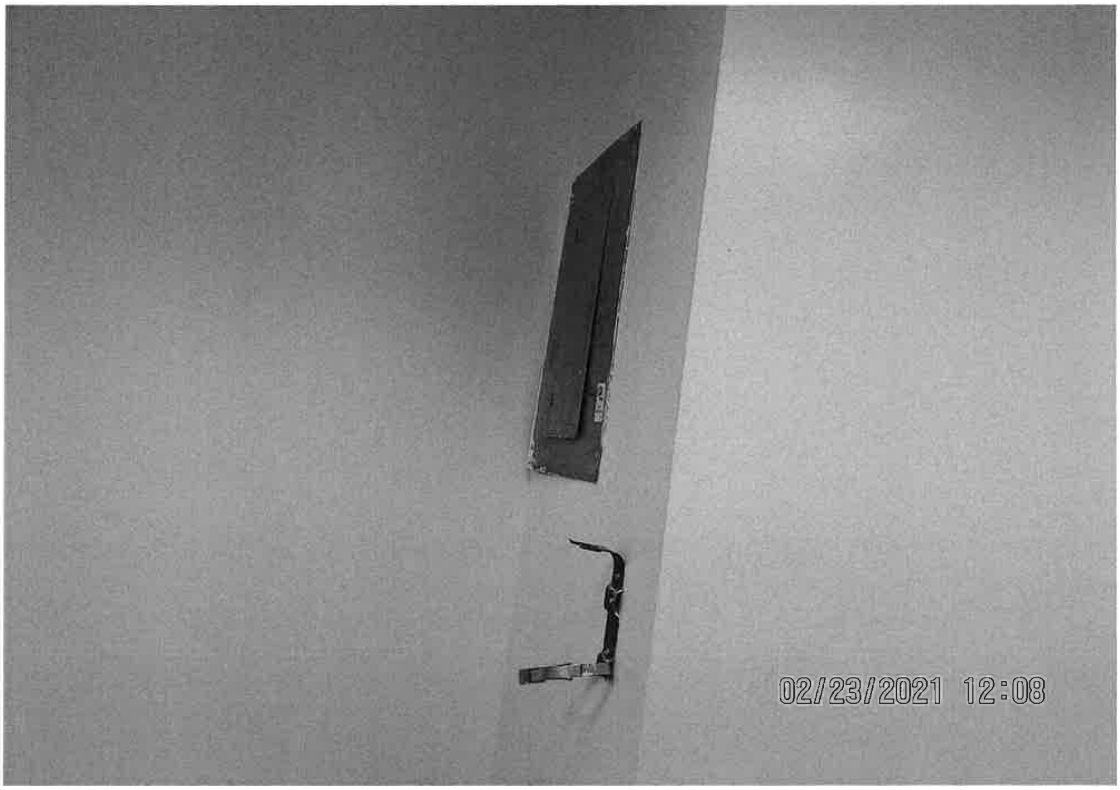
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02/23/2021 12:08

02/23/2021 12:08

cheddar
02/23/2021 12:08

02/23/2021 12:08

02/23/2021 12:09

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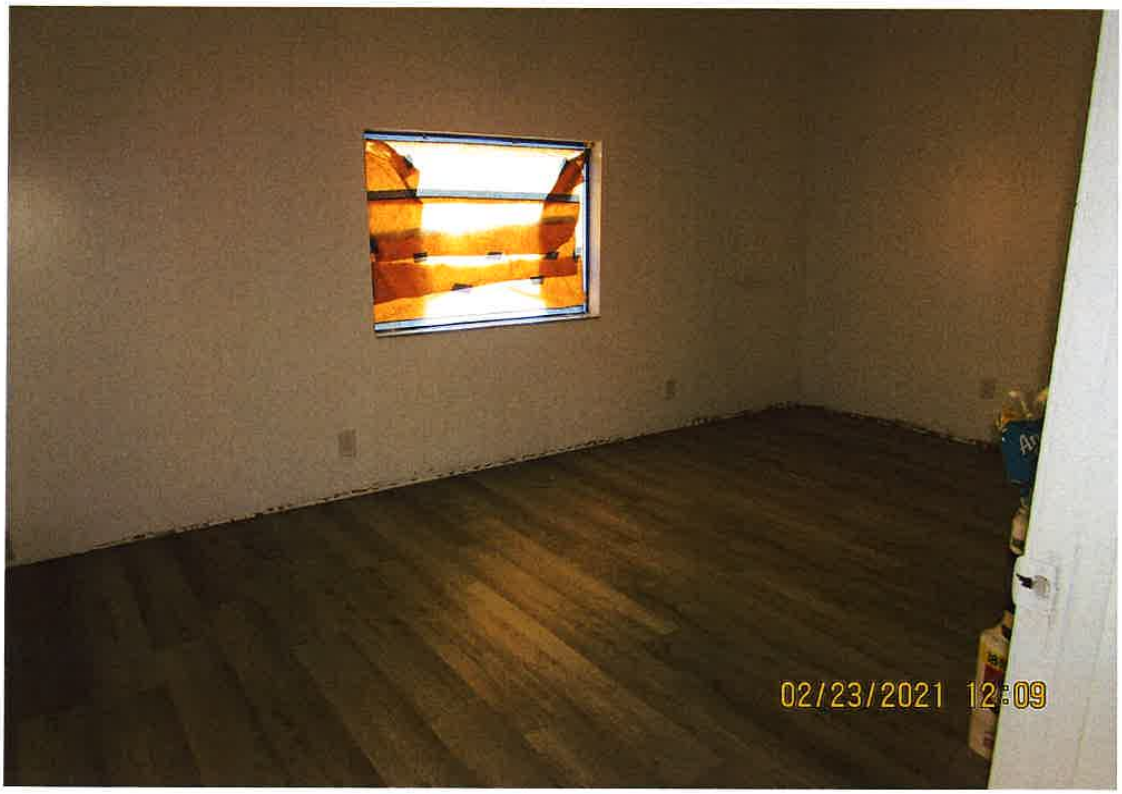
02/23/2021 12:09

02/23/2021 12:09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02/23/2021 12:09

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02/23/2021 12:10

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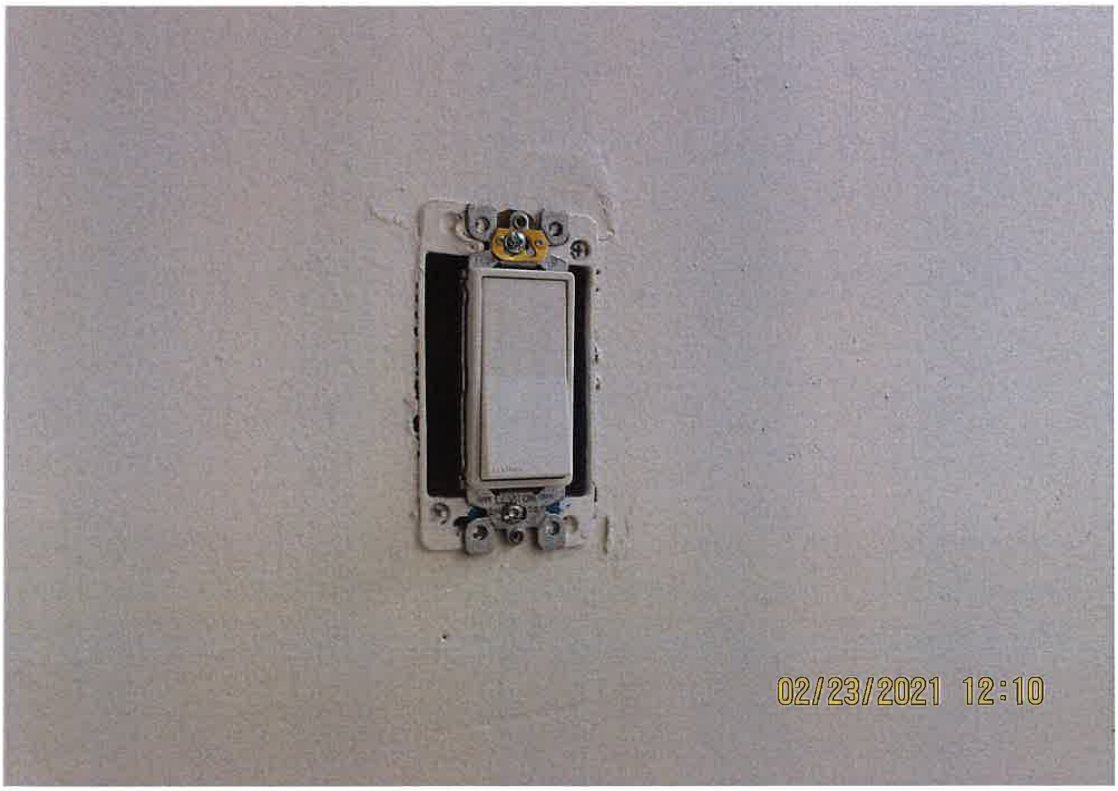
02/23/2021 12:10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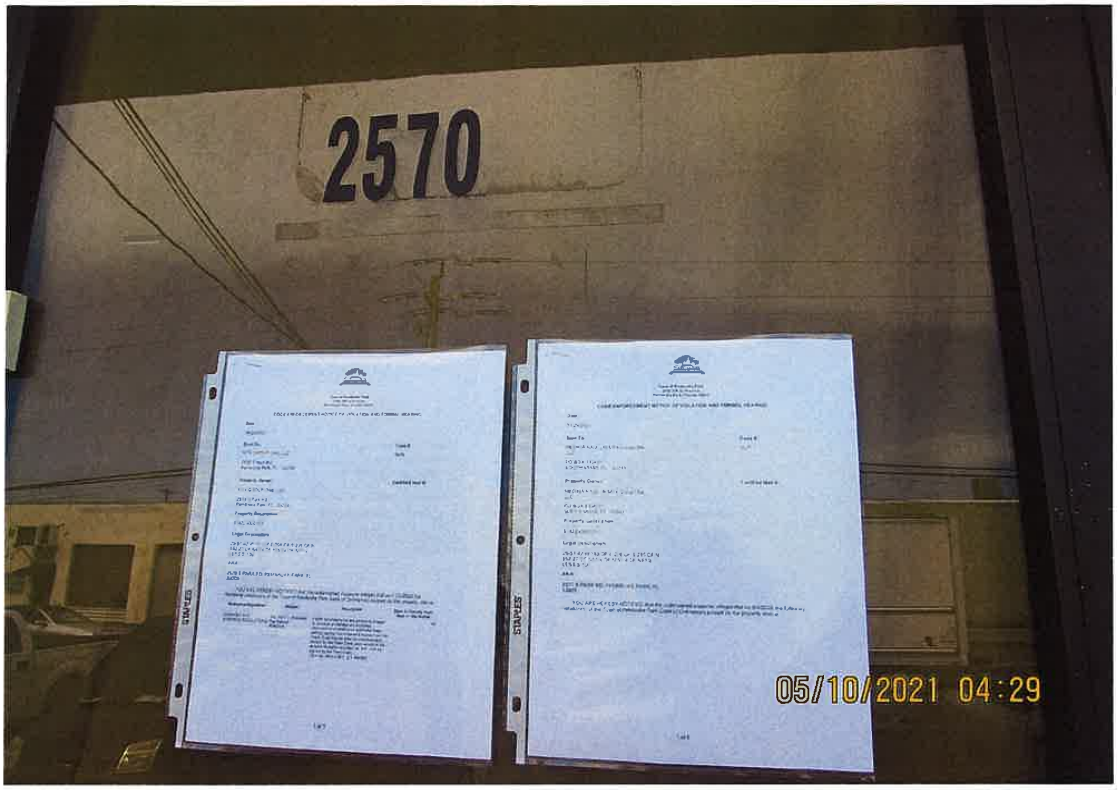
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ICE
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05/10/2021 04:21

NO PARKING
05/10/2021 04:25

05/10/2021 04:25

05/10/2021 04:25

Case Overview

Property/Incident Information

Owner	Address	Site Address
MTX GROUP ONE, LLC	2570 S Park Rd Pembroke Park, FL 33009	2570 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5436 **Date Next Inspection** 5/18/2021

Notes 1. No Business Tax Receipt. All business operations must cease until owner has obtained a Business Tax Receipt License.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/5/2020		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service 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: 5/18/2021
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: 5/18/2021

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
MTX GROUP ONE, LLC

Filing Information

Document Number	L20000224163
FEI/EIN Number	85-2598714
Date Filed	08/04/2020
Effective Date	11/15/2011
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/27/2020
Event Effective Date	NONE

Principal Address

2570 South Park Road
Hallandale Beach, FL 33009

Changed: 03/18/2021

Mailing Address

2570 South Park Road
Hallandale Beach, FL 33009

Changed: 03/18/2021

Registered Agent Name & Address

RODRIGUEZ, ALEJANDRO
2570 South Park Road
Hallandale Beach, FL 33009

Address Changed: 03/18/2021

Authorized Person(s) Detail

Name & Address

Title MGR

RODRIGUEZ CHAMIZO, ALEJANDRO
7349 NW 54 ST.
MIAMI, FL 33166

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$173,800	$564,840	$738,640	$738,640	
2020	$173,800	$565,540	$739,340	$739,340	$15,956.30
2019	$173,800	$565,540	$739,340	$739,340	$16,142.75

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$738,640	$738,640	$738,640	$738,640
Portability	0	0	0	0
Assessed/SOH	$738,640	$738,640	$738,640	$738,640
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$738,640	$738,640	$738,640	$738,640

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

OF PEMBROKE PARK
) AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5436

Hasler FIRST-CLASS MAIL
11/05/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Raul JR Medina
P.O. Box 430871
South Miami, FL 33243

OF PEMBROKE PARK
) AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5436

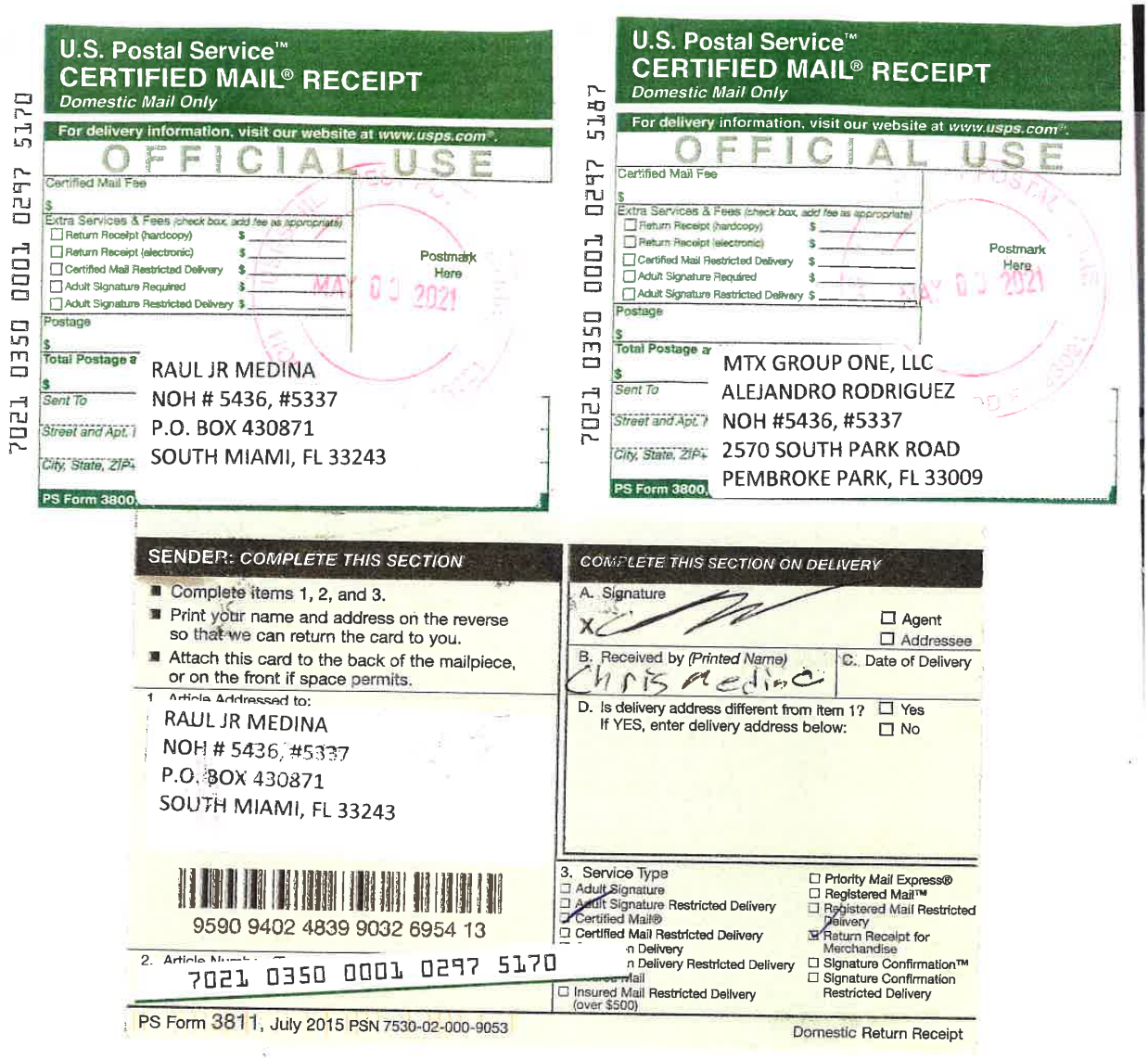
Hasler FIRST-CLASS MAIL
11/05/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

MTX GROUP ONE, LLC
2570 S Park Rd
Pembroke Park, FL 33009

Case
5436

Property Owner:

Prope



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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$
Sent To
Street and Apt. I
City, State, ZIP+

Postmark Here
MAY 03 2021

RAUL JR MEDINA
NOH # 5436, #5337
P.O. BOX 430871
SOUTH MIAMI, FL 33243

PS Form 3800,

7021 0350 0001 0297 5170

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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Sent To
Street and Apt. I
City, State, ZIP+

Postmark Here
MAY 03 2021

MTX GROUP ONE, LLC
ALEJANDRO RODRIGUEZ
NOH #5436, #5337
2570 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

PS Form 3800,

7021 0350 0001 0297 5187

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
RAUL JR MEDINA
NOH # 5436, #5337
P.O. BOX 430871
SOUTH MIAMI, FL 33243

9590 9402 4839 9032 6954 13

2. Article Number
7021 0350 0001 0297 5170

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Chris Medina
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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ Insured Mail Restricted Delivery (over $500)

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

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5436
RAUL MEDINA JR/MTX GROUP ONE, LLC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: RAUL MEDINA JR/MTX GROUP ONE, LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED RAUL MEDINA JR/MTX GROUP ONE, LLC AT 4:29 A.M./P.M. ON THE 10 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

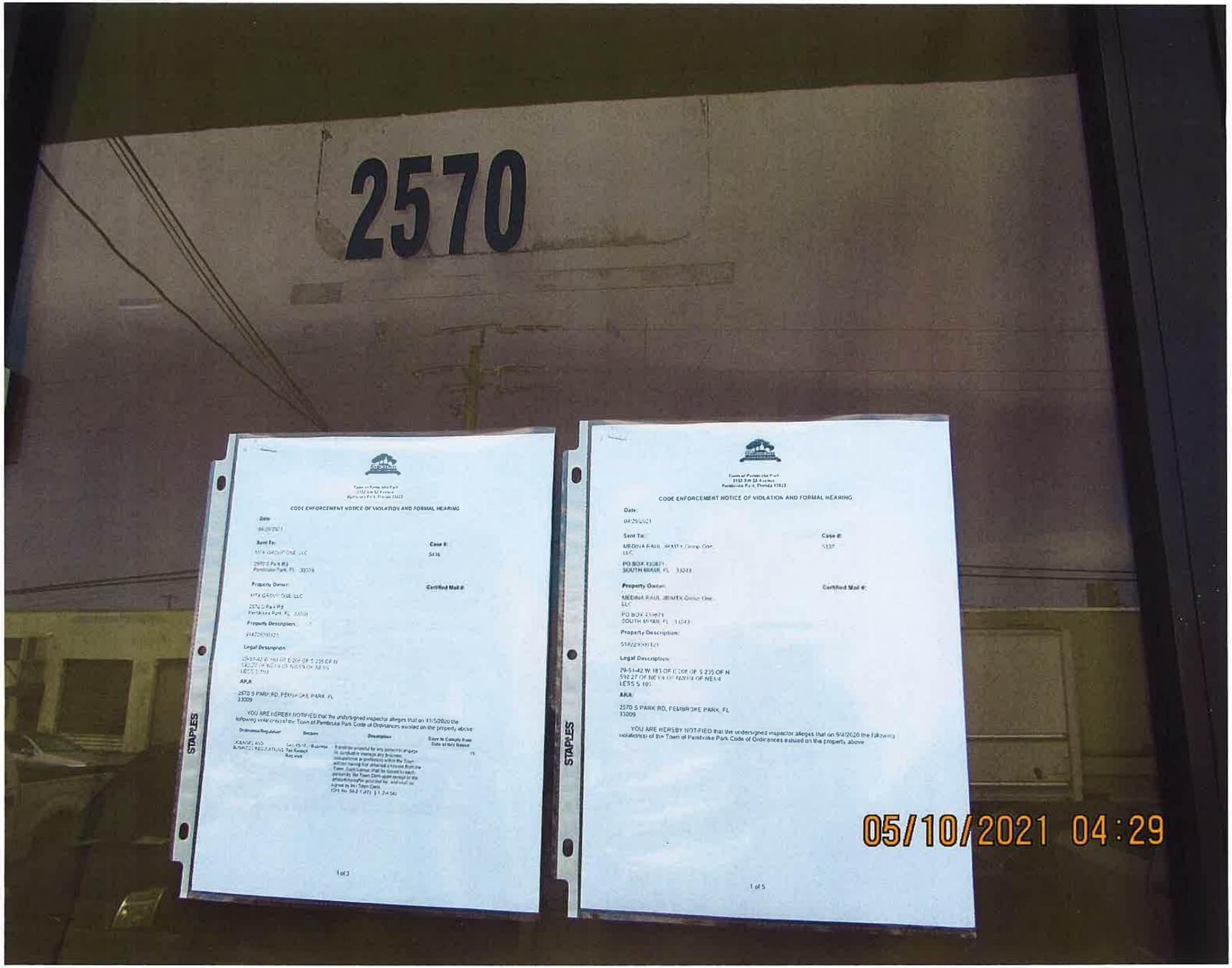
STATE OF FLORIDA
COUNTY OF BROWARD

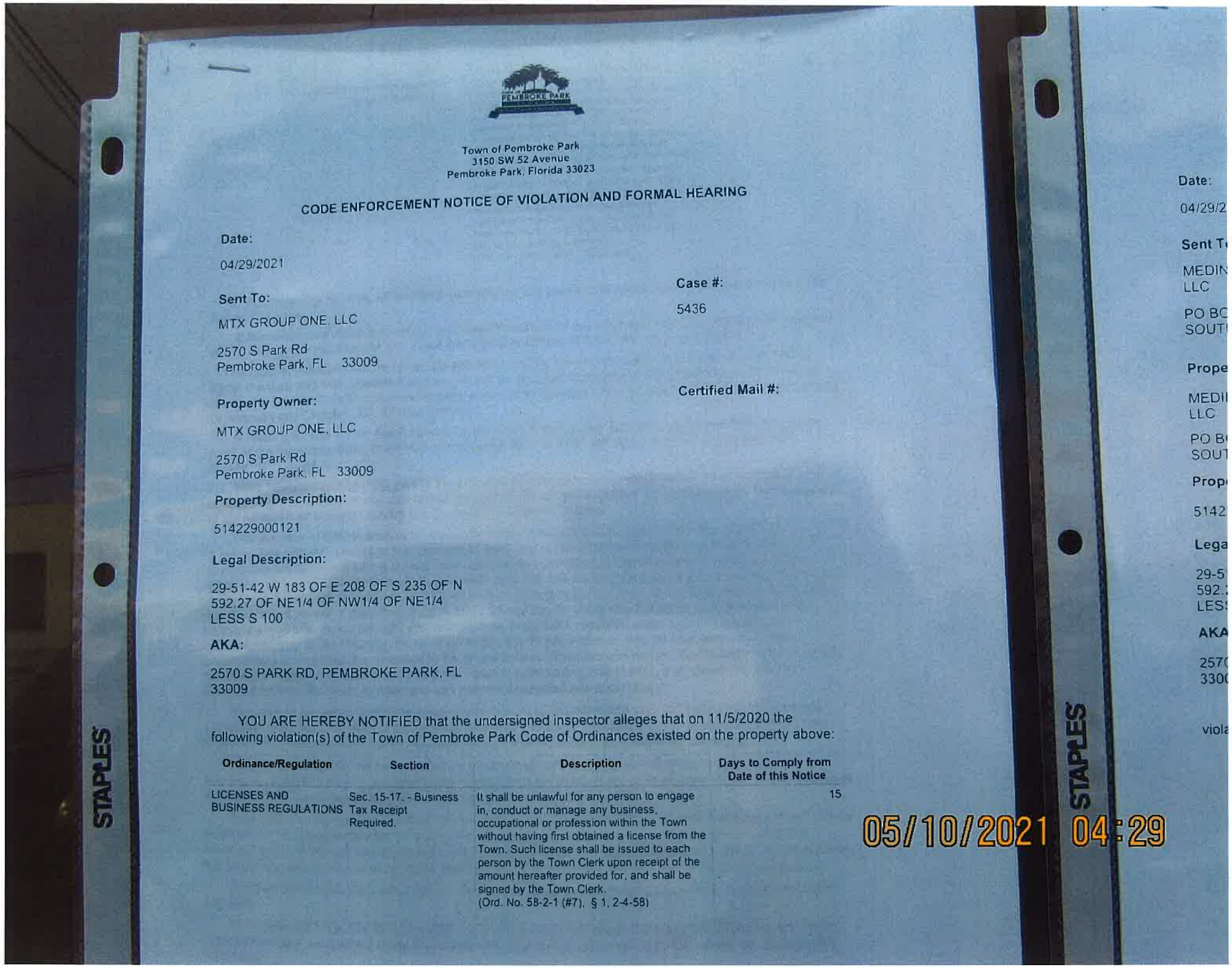
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of May, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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

Signature

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


2570
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
Sent To:
Case #:
Property Owner:
Certified Mail #:
Property Description:
Legal Description:
AKA
2570 S PARK RD, PEMBROKE PARK, FL
33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above
1 of 3
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
04/29/2021
Sent To:
Case #:
5337
PO BOX 230871
SOUTH MIAMI, FL 33243
Property Owner:
PO BOX 230871
SOUTH MIAMI, FL 33243
Property Description:
Legal Description:
29-51-42 W 183 OF E 208 OF S 235 OF N
592.27 OF NE1/4 OF NW1/4 OF NE1/4
LESS S 185
AKA
2570 S PARK RD, PEMBROKE PARK, FL
33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/4/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above
1 of 5
STAPLES
STAPLES
05/10/2021 04:29



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Case #:

5436

Sent To:

MTX GROUP ONE, LLC

2570 S Park Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Owner:

MTX GROUP ONE, LLC

2570 S Park Rd
Pembroke Park, FL 33009

Property Description:

514229000121

Legal Description:

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

AKA:

2570 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/5/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

STAPLES

STAPLES

05/10/2021 04:29

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

MTX GROUP ONE, LLC

2570 S Park Rd
Pembroke Park, FL 33009

Case #:

5436

Property Owner:

MTX GROUP ONE, LLC

2570 S Park Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000121

Legal Description:

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

AKA:

2570 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/5/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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1. No Business Tax Receipt. All business operations must cease until owner has obtained a Business Tax Receipt License.

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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer

4/29/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MTX GROUP ONE, LLC 2570 S Park Rd Pembroke Park, FL 33009	5436	11/05/2020

Property Owner:	Property Description:	Certified Mail #:
MTX GROUP ONE, LLC 2570 S Park Rd Pembroke Park, FL 33009	514229000121	

Legal Description:	AKA:
29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100	2570 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/5/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. No Business Tax Receipt. All business operations must cease until owner has obtained a Business Tax Receipt License.

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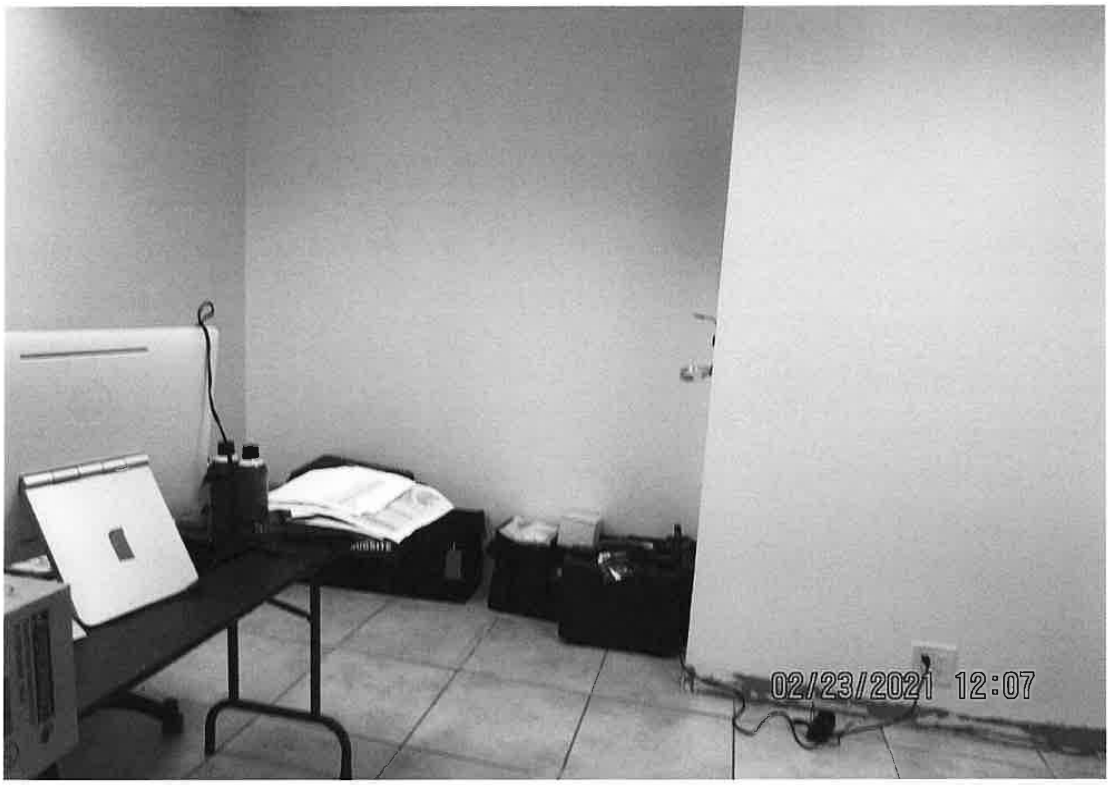
Joseline Ramirez
Code Enforcement Officer

ALUMA-FORM, INC
02/23/2021 12:07

02/23/2021 12:07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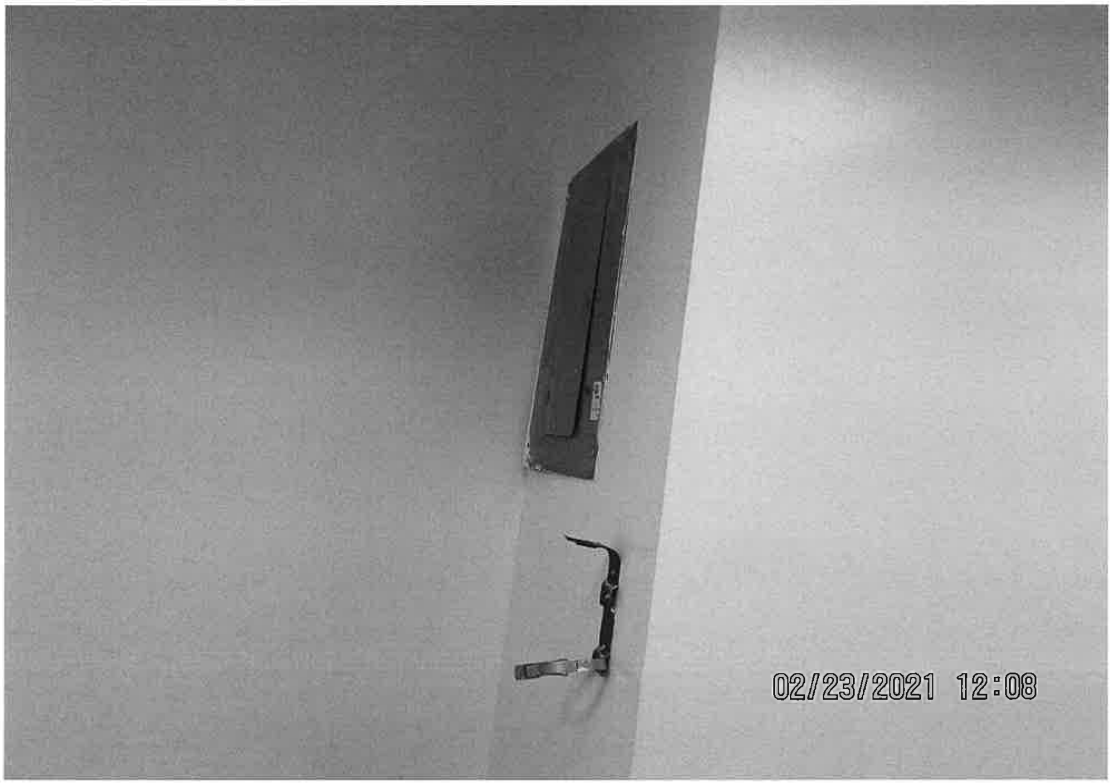
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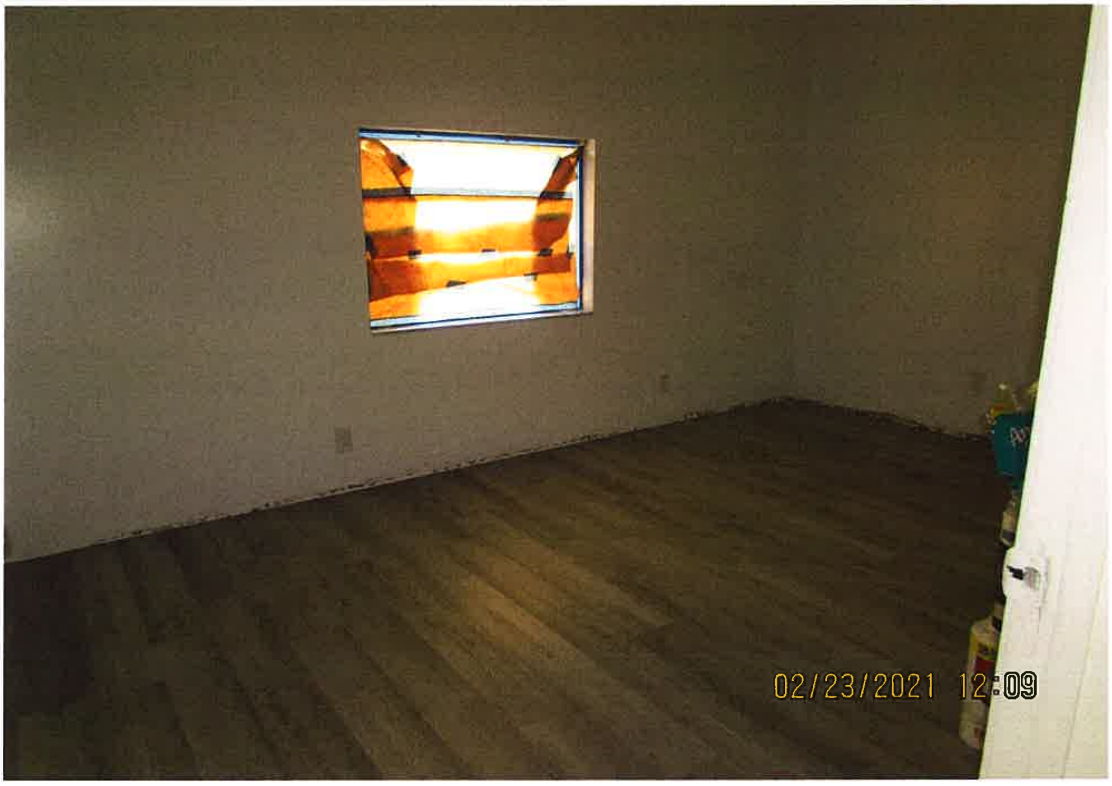
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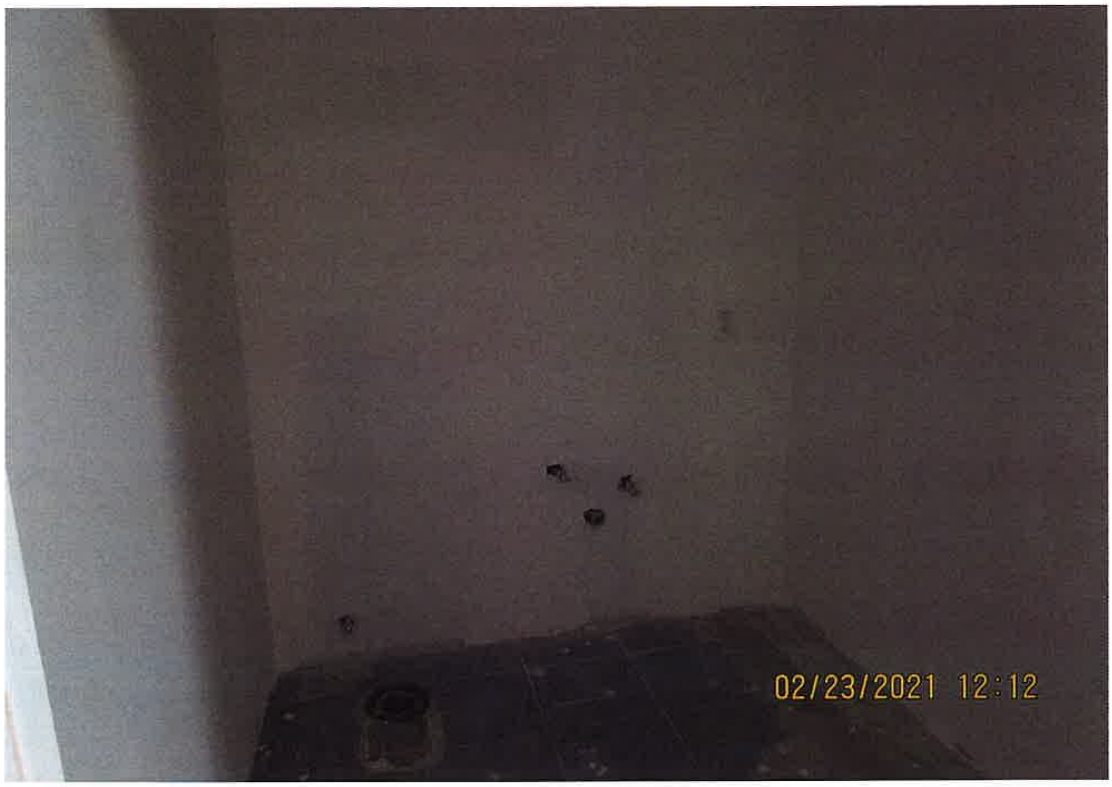
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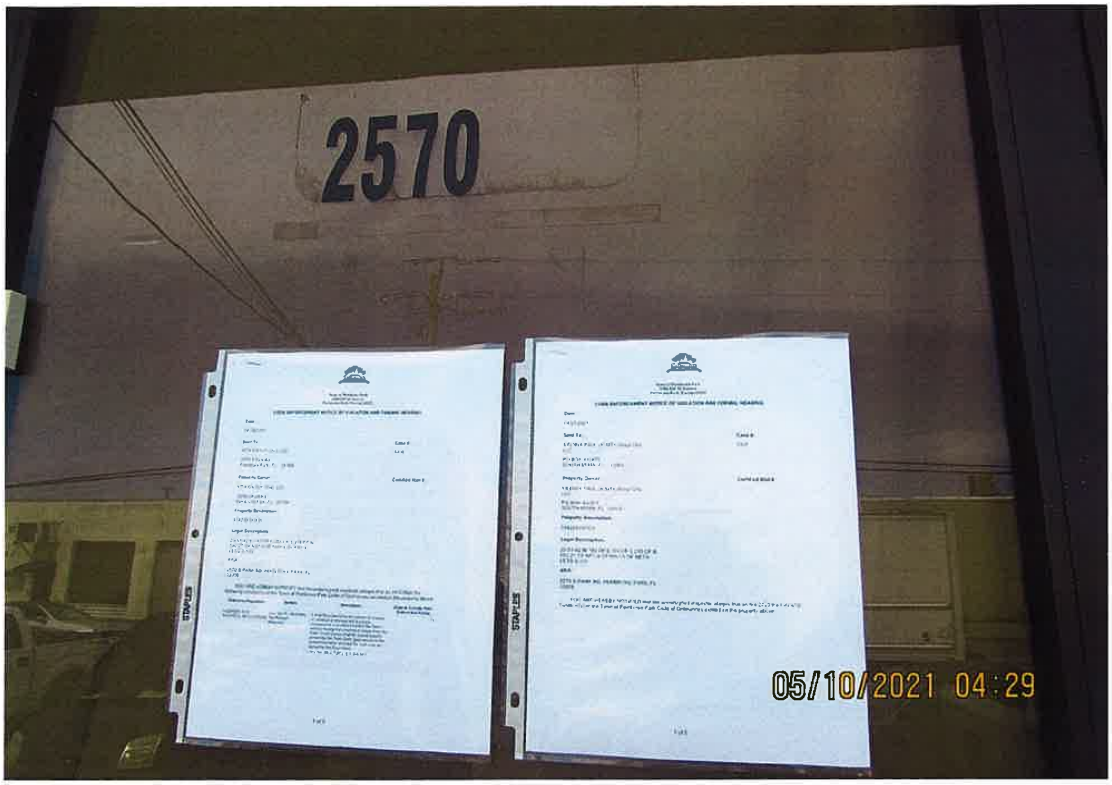
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05/10/2021 04:17

05/10/2021 04:17

Reddyice
ICE
05/10/2021 04:17

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05/10/2021 04:20

05/10/2021 04:21

05/10/2021 04:21

NO PARKING
05/10/2021 04:25

05/10/2021 04:25

05/10/2021 04:25

Case Overview

Property/Incident Information

Owner	Address	Site Address
BROWN,CARLOS & MAUREEN	3475 SW 52 AVE UNIT 38 PEMBROKE PARK, FL 33023	3475 SW 52 AVE, PEMBROKE PARK, FL 33023 38

Legal Description

Case Status Open **Case #** 5468 **Date Next Inspection** 5/18/2021

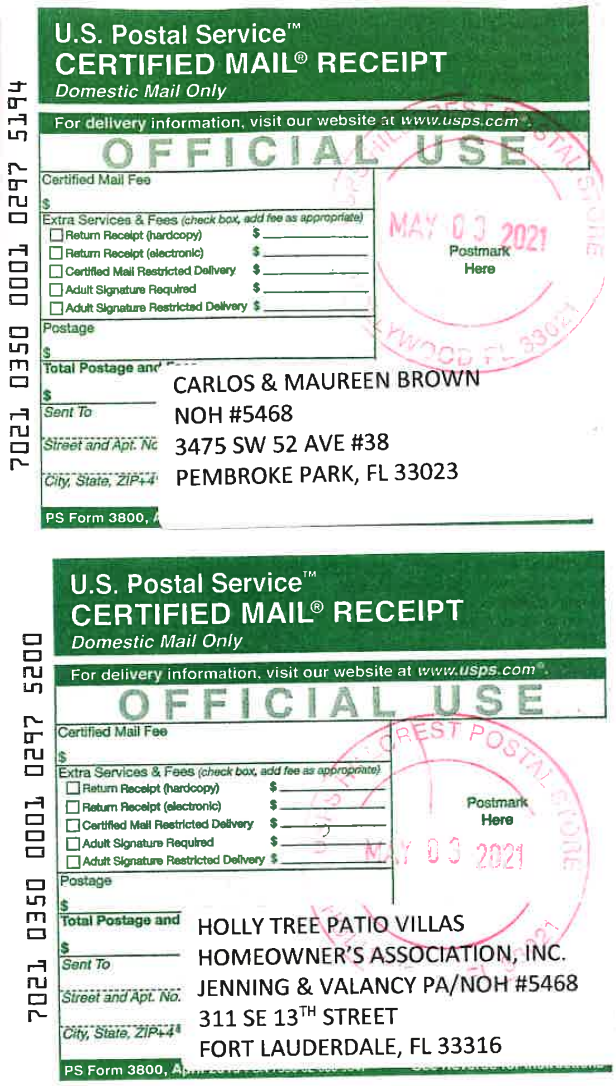
Notes
1. Stop Work Order.
2. Pouring concrete to form a slab on patio area without a permit. Obtain a permit and inspections.
3. Verify or obtain permit for shed.
4. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/2/2020		Notice of Violation	Hand Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 5/18/2021



7021 0350 0001 0297 5194

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check 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
CARLOS & MAUREEN BROWN

Street and Apt. No.
NOH #5468
3475 SW 52 AVE #38

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

PS Form 3800,

MAY 03 2021
Postmark Here

7021 0350 0001 0297 5200

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

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

OFFICIAL USE

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

Postage
$

Total Postage and
$

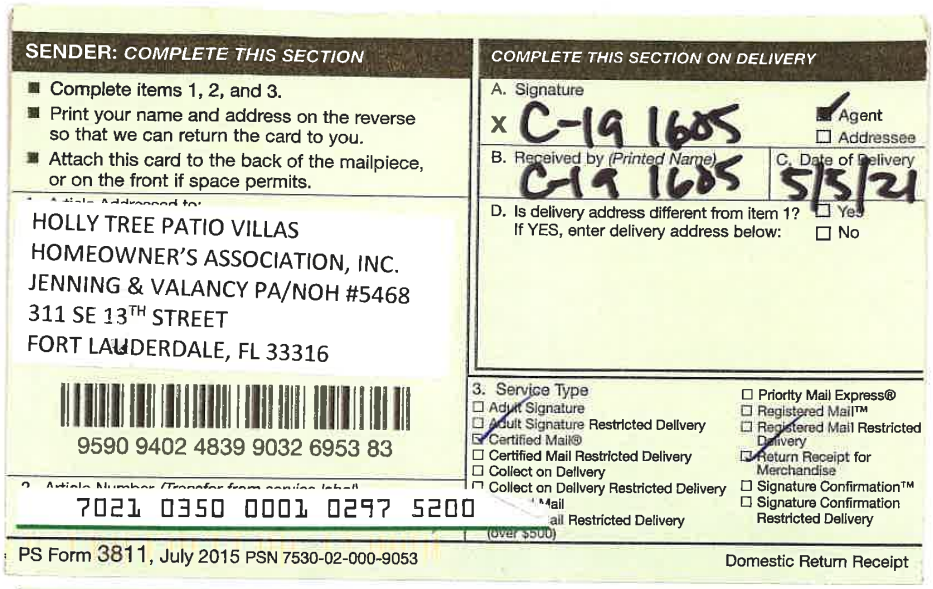
Sent To
HOLLY TREE PATIO VILLAS
HOMEOWNER'S ASSOCIATION, INC.
JENNING & VALANCY PA/NOH #5468

Street and Apt. No.
311 SE 13TH STREET

City, State, ZIP+4
FORT LAUDERDALE, FL 33316

PS Form 3800,

MAY 03 2021
Postmark Here



SENDER: COMPLETE THIS SECTION

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

HOLLY TREE PATIO VILLAS
HOMEOWNER'S ASSOCIATION, INC.
JENNING & VALANCY PA/NOH #5468
311 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 4839 9032 6953 83

7021 0350 0001 0297 5200

COMPLETE THIS SECTION ON DELIVERY

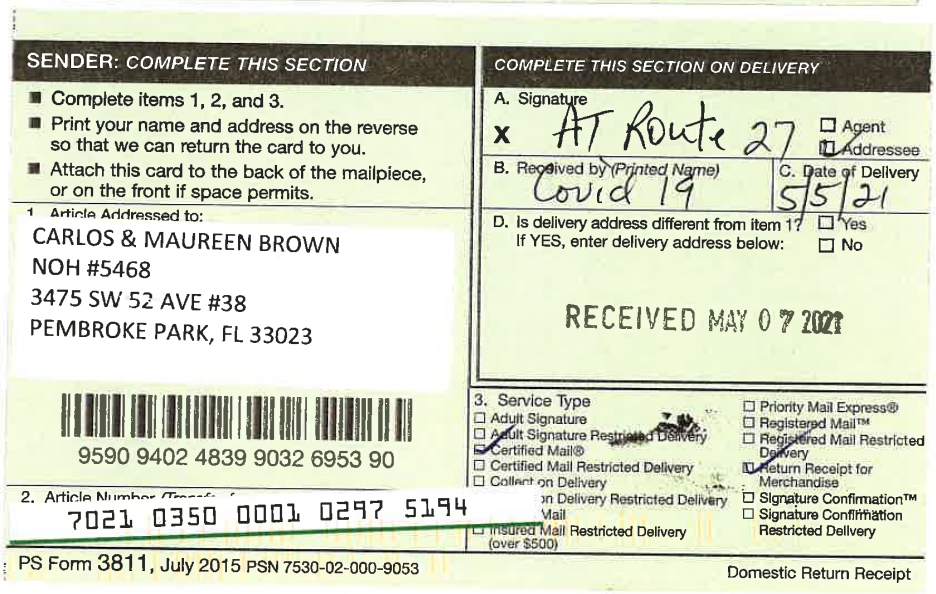
A. Signature
x C-19 1605 ☑ Agent ☐ Addressee

B. Received by (Printed Name) C-19 1605 C. Date of Delivery 5/5/21

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

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

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



SENDER: COMPLETE THIS SECTION

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

CARLOS & MAUREEN BROWN
NOH #5468
3475 SW 52 AVE #38
PEMBROKE PARK, FL 33023

9590 9402 4839 9032 6953 90

7021 0350 0001 0297 5194

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x AT Route 27 ☐ Agent ☑ Addressee

B. Received by (Printed Name) Covid 19 C. Date of Delivery 5/5/21

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

RECEIVED MAY 07 2021

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

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3475 SW 52 AVENUE #38, PEMBROKE PARK FL 33023-5418
Property Owner	BROWN, CARLOS & MAUREEN
Mailing Address	3475 SW 52 AVE UNIT 38 PEMBROKE PARK FL 33023-5418

ID #	5142 30 23 0380
Millage	0613
Use	01 *

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 158 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 38,BLDG X OF HOLLY TREE PATIO VILLAS

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$9,420	$124,830	$134,250	$60,870	
2020	$9,420	$131,440	$140,860	$60,030	$604.80
2019	$9,420	$125,180	$134,600	$58,690	$604.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$134,250	$134,250	$134,250	$134,250
Portability	0	0	0	0
Assessed/SOH 01	$60,870	$60,870	$60,870	$60,870
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$10,870	0	$10,870	$10,870
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$25,000	$35,870	$25,000	$25,000

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1999	WD	$79,000	30288 / 1709
12/1/1993	QCD	$100	21576 / 979
7/1/1993	WD	$50,000	
2/1/1987	WD	$57,500	

Land Calculations

Price	Factor	Type
$8.00	1,177	SF
Adj. Bldg. S.F. (Card, Sketch)		1159
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1987/1986		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation
HOLLY TREE PATIO VILLAS HOMEOWNERS' ASSOCIATION,INC.

Filing Information

Document Number	N00895
FEI/EIN Number	59-2544846
Date Filed	01/13/1984
State	FL
Status	ACTIVE

Principal Address

3419 SW 52 AVE
PEMBROKE PARK, FL 33023

Changed: 06/30/2008

Mailing Address

19925 NE 10th Place Way
199
MIAMI, FL 33179

Changed: 03/31/2020

Registered Agent Name & Address

JENNINGS & VALANCY PA
311 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/23/2010

Address Changed: 04/23/2010

Officer/Director Detail

Name & Address

Title VP

FOSTER, ERNEL
3413 SW 52 AVE
PEMBROKE PARK, FL 33023

Title S/T

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5468
CARLOS & MAUREEN BROWN
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: CARLOS & MAUREEN BROWN TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3475 SW 52 AVE #38, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY that
I SERVED CARLOS & MAUREEN BROWN AT 2:28 A.M. P.M. ON THE 10 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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

3475
STAPLES
05/10/2021 02:22

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

BROWN,CARLOS & MAUREEN

3475 SW 52 AVE UNIT 38
PEMBROKE PARK, FL 33023

Case #:

5468

Property Owner:

BROWN,CARLOS & MAUREEN

3475 SW 52 AVE UNIT 38
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230380

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 158 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 38,BLDG X OF HOLLY TREE PATIO VILLAS

AKA:

3475 SW 52 AVE, PEMBROKE PARK, FL 33023 38

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
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1. Stop Work Order.
2. Pouring concrete to form a slab on patio area without a permit. Obtain a permit and inspections.
3. Verify or obtain permit for shed.
4. 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 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer

4/29/2021

Carlos Brown
Maureen Brown
3475 SW 52 Avenue
Pembroke Park, FL 33023

December 7th, 2020

Ms. Joseline Ramirez, Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, FL 33023

Notice of Violation dated 12-02-20

Dear Ms. Ramirez,

Thank you for the violation notice as it is your duty to do these tasks and I truly respect the position.

As a homeowner at Hollytree Patios & Villas, I purchased my property as a family dwelling in 1999, and we are responsible for the interior within the fence. I purchased the property with the current shed that I am being cited for. It was a complete shock and honestly surprise of the violation. Many of us had to concrete our front area due to flooding with high rains but also stray animals urinating in the dirt or flower beds.

While I understand the need to put a hold on my project, I am curious to understand the steps for a very simple project to avoid the stench and horrible odor from animals I do not own. I have friends in Pembroke Park who have repaved their single-family home driveway to beautify the city and raise our property values, yet they did not have citations. I am not sure why these additional fees for my unit in a residential community (not a rental business complex)?

I am investing in my property to improve the stray animal conditions so that family and friends do not have to smell the stench. For over 13years, business properties (Thirsty's Bar) and even 2 story church building on Hallandale Blvd. (south side) have been run down and should be demolished by now. Its just upsetting that residential owner would have to pay additional fees/fines while the business gets their pass so many years. Even our City Hall can use some paint or sealant to cover the rust stains on the front pillars.

I would like to request a waiver for the fees and additional expense for my actions with the stray animals and more. I look forward to your consideration to this matter and hope to discuss specifics as soon as possible.

Thank you in advance

Maureen Brown
Carlos Brown
Cc: Mayor Ashira Mohammed

Town of Pembroke Park
Notice of Violation Notice

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

Name Carlos & Maureen Brown

Date 12/2/20

Site Address 3475 SW 52 Ave

Case # _____

Sub/Park Holly Tree Patio Villas

Permit # _____

- ☐ *STOP ALL WORK
- ☐ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☐ Violation of Town Ordinance # 5-105
- ☐ NFPA # _____

- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

1. Stop all work.
2. Pouring concrete to form a slab without a permit. Contractor Quality Concrete Pumping.

Corrective Action(s)

Obtain permit and inspections.

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

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

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

Joseline Ramirez
Code Enforcement Officer

Received by

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BROWN,CARLOS & MAUREEN 3475 SW 52 AVE UNIT 38 PEMBROKE PARK, FL 33023	5468	12/02/2020

Property Owner:	Property Description:	Certified Mail #:
BROWN,CARLOS & MAUREEN 3475 SW 52 AVE UNIT 38 PEMBROKE PARK, FL 33023	514230230380	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 158 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 38,BLDG X OF HOLLY TREE PATIO VILLAS	3475 SW 52 AVE, PEMBROKE PARK, FL 33023 38

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Joseline Ramirez
Code Enforcement Officer

12/02/2020 17:52

3475
12/02/2020 17:52

12/02/2020 17:52

12/02/2020 17:52

12/02/2020 17:52

12/02/2020 17:53

Case Overview

Property/Incident Information

Owner	Address	Site Address
BKI-95 LLC/Alexander Kalas	4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	2000 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5470 **Date Next Inspection** 5/18/2021

Notes
1. Exterior maintenance of walls required (i.e. repairs, pressure wash, paint).
2. Exterior maintenance common areas required (i.e. pressure wash/paint sidewalks, driveway, railing, steps, fences, poles).
3. Exterior maintenance of parking lot. Obtain plans, permit and inspections for re-stripping.
4. Graffiti. Remove graffiti.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/3/2020		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 5/18/2021

Code Dept.

TOWN OF PEMBROKE PARK

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

NOV #5470

Hasler FIRST-CLASS MAIL
12/03/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Current Tenant
BKI-95 LLC
2000 SW 30 Ave
Pembroke Park, FL 33009

Code Dept.

TOWN OF PEMBROKE PARK

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

NOV #5470

Hasler FIRST-CLASS MAIL
12/03/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

5470

Property Owner:

Property De

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

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

OFFICIAL USE

Certified Mail Fee

$

Extra Services & Fees (check 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 BKI-95 LLC

Street and Apt. No., KOSMAS A KALAS

City, State, ZIP+4® NOH #5470

2000 SW 30 AVE

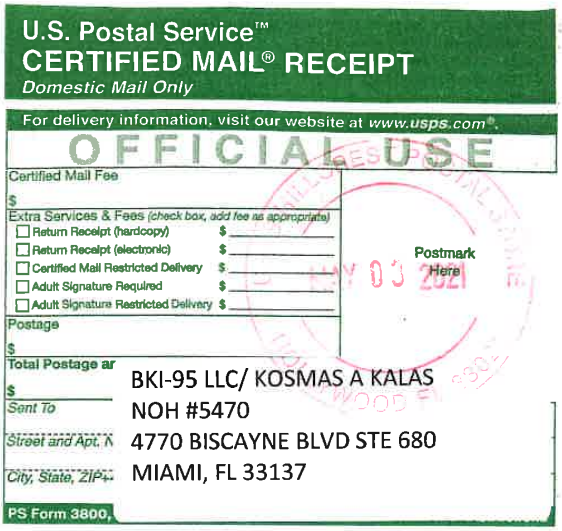
PEMBROKE PARK, FL 33009

PS Form 3800, A

Postmark Here

MAY 03 2021

7021 0350 0001 0297 5224



U.S. Postal Service™
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

$

Total Postage ar

Sent To BKI-95 LLC/ KOSMAS A KALAS

Street and Apt. N NOH #5470

City, State, ZIP+ 4770 BISCAYNE BLVD STE 680

MIAMI, FL 33137

PS Form 3800,

Postmark Here

MAY 03 2021

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2000 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0024
Property Owner	BKI-95 LLC	Millage	0613
Mailing Address	4770 BISCAYNE BLVD STE 680 MIAMI FL 33137	Use	48
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$340,280	$3,037,380	$3,377,660	$3,027,400	
2020	$340,280	$2,411,910	$2,752,190	$2,752,190	$59,397.23
2019	$340,280	$2,405,710	$2,745,990	$2,688,710	$59,091.32

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,377,660	$3,377,660	$3,377,660	$3,377,660
Portability	0	0	0	0
Assessed/SOH	$3,027,400	$3,377,660	$3,027,400	$3,027,400
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,027,400	$3,377,660	$3,027,400	$3,027,400

Sales History

Date	Type	Price	Book/Page or CIN
9/13/2012	SWD-Q	$1,950,000	49102 / 1098
7/30/2007	WD-D	$1,400,000	44666 / 609
9/2/1993	WD	$905,000	21187 / 875
10/13/1988	QCD	$100	16031 / 596
10/18/1988	WD	$1,032,000	15878 / 166

Land Calculations

Price	Factor	Type
$9.00	37,809	SF
Adj. Bldg. S.F. (Card, Sketch)		33776
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company
BKI-95 LLC

Filing Information

Document Number	L12000069042
FEI/EIN Number	45-5381764
Date Filed	05/22/2012
Effective Date	05/21/2012
State	FL
Status	ACTIVE

Principal Address

2000SW 30 Ave
Pembroke Park, FL 33069

Changed: 02/01/2013

Mailing Address

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Registered Agent Name & Address

Kalas, Kosmas A
4770 Biscayne Boulevard
Suite 680
MIAMI, FL 33137

Name Changed: 01/31/2018

Address Changed: 01/31/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

KALAS, KOSMAS A
1251 Still Water Dr
Miami Beach, FL 33141

Title MGRM

BILLANTE, THOMAS

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5470
BKI-95 LLC

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: BKI-95 LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2000 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED BKI-95 LLC
AT 10:00 A.M. /P.M. ON THE 11 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 11 day of MAY, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

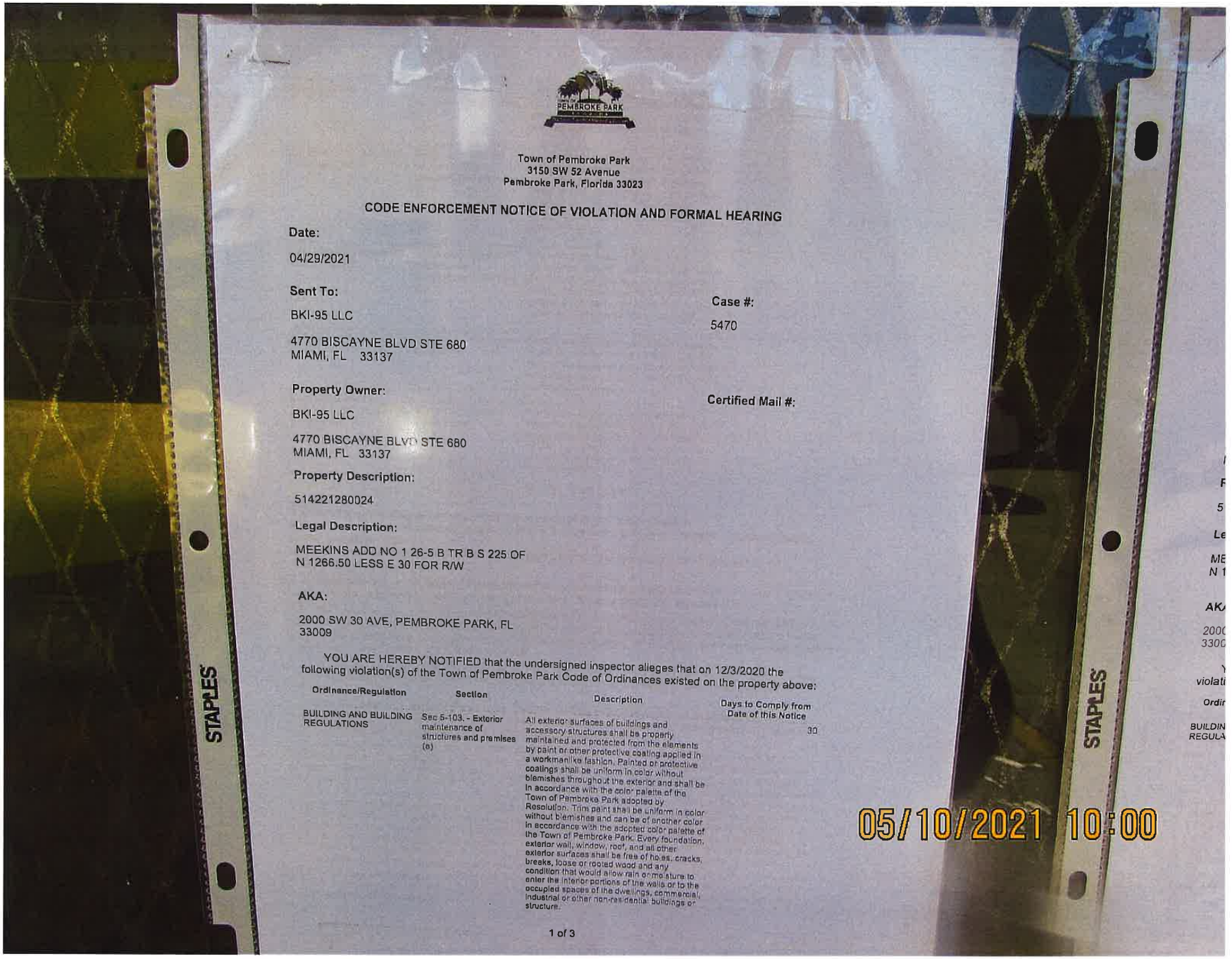
Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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

VISITFLORIDA
DEVCON
1-800-537-6428
05/10/2021 10:00

05/10/2021 10:00



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Case #:

5470

Property Owner:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Certified Mail #:

Property Description:

514221280024

Legal Description:

MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W

AKA:

2000 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/3/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 3

05/10/2021 10:00

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Case #:

5470

Property Owner:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Certified Mail #:

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514221280024

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BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	30

1. Exterior maintenance of walls required (i.e. repairs, pressure wash, paint).
2. Exterior maintenance common areas required (i.e. pressure wash/paint sidewalks, driveway, railing, steps, fences, poles).
3. Exterior maintenance of parking lot. Obtain plans, permit and inspections for re-stripping.
4. Graffiti. Remove graffiti.

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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer

4/29/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BKI-95 LLC 4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	5470	12/03/2020

Property Owner:	Property Description:	Certified Mail #:
BKI-95 LLC 4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	514221280024	

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W	2000 SW 30 AVE, PEMBROKE PARK, FL 33009

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

1. Exterior maintenance of walls required (i.e. repairs, pressure wash, paint).
2. Exterior maintenance common areas (i.e. pressure wash/paint sidewalks, driveway, railing, steps, fences, poles).
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Joseline Ramirez
Code Enforcement Officer

11/16/2020 11:37

11/16/2020 11:37

2317
11/16/2020 11:38

GREAT WASTE
305-688-6188
2317
11/16/2020 11:38

05/10/2021 10:00

MIDM
05/10/2021 10:01

05/10/2021 10:01

05/10/2021 10:01

05/10/2021 10:01

MEDITERRANEAN SEAFOOD RESTAURANTS
SEA GRILL
Miami
05/10/2021 10:02

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK HOLDINGS INC	2891 SW 69 CT MIAMI, FL 33155	3715 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5509 **Date Next Inspection** 5/18/2021

Notes

1. Abandon wooden overhang in front of home. Requires maintenance and good state of repair. Obtain plans, permit and inspections.
2. Abandon aluminum and wooden structure in back end of home. Requires maintenance and good state of repair. Obtain plans, permit and inspections.
3. Overgrown trees. Trim all trees within property perimeters.
4. Overgrown vines on chain-link fence. Remove overgrown vines from all chain-link fence within the property perimeters.
5. Trash nuisances. Remove all trash from property.
6. Prohibited outdoor storage. Remove any miscellaneous items with the exception of patio furniture.
7. Prohibited parking on swale area. Remove semi-truck and other vehicles in front of swale area and move to designated parking space in premise.
8. Damaged chain-link fence due to the removal of vines. Obtain plans, permit and inspection to repair the chain-link fence.
9. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/11/2021		Notice of Violation	Regular Mail
4/28/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 5/18/2021
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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
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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: 5/18/2021
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Case Overview

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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 5/18/2021
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 5/18/2021
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Code Dept.

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5509

Hasler FIRST-CLASS MAIL
01/11/2021
US POSTAGE $000.65⁰

ZIP 33023
011D10656696

Sent To: Case #:

PEMBROKE PARK HOLDINGS INC 5509

2891 SW 69 CT
MIAMI, FL 33155

Property Owner:

Code Dept.

OF PEMBROKE PARK

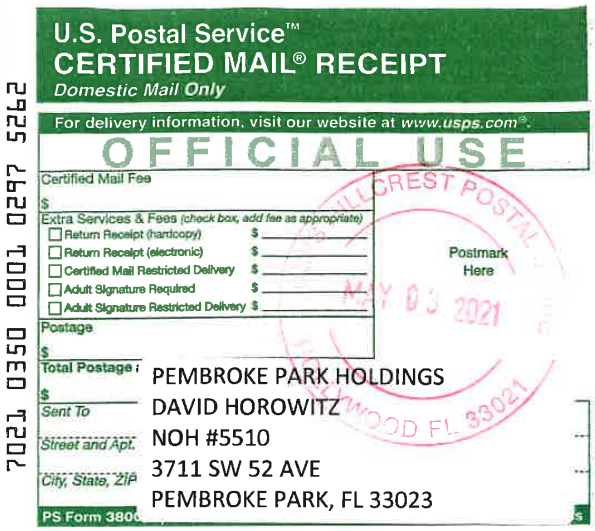
D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5509

Hasler FIRST-CLASS MAIL
01/11/2021
US POSTAGE $000.65⁰

ZIP 33023
011D10656696

Current Tenant
3715 SW 52 Ave
Pembroke Park, FL 33023


U.S. Postal Service™
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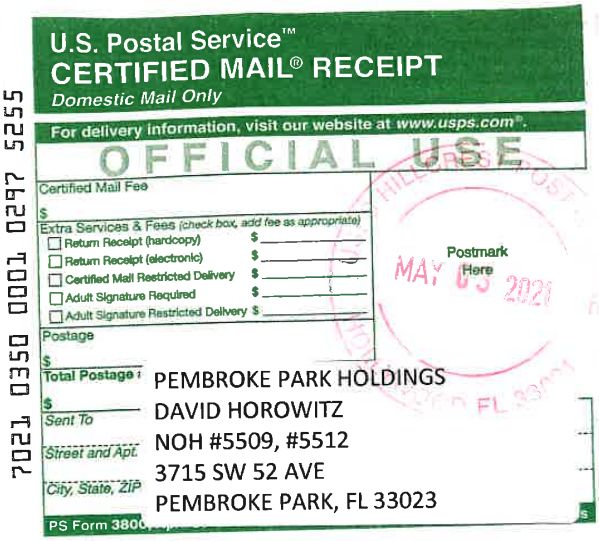
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
Sent To
Street and Apt.
City, State, ZIP
PS Form 3800
Postmark Here
MAY 03 2021
7021 0350 0001 0297 5262
PEMBROKE PARK HOLDINGS
DAVID HOROWITZ
NOH #5510
3711 SW 52 AVE
PEMBROKE PARK, FL 33023


U.S. Postal Service™
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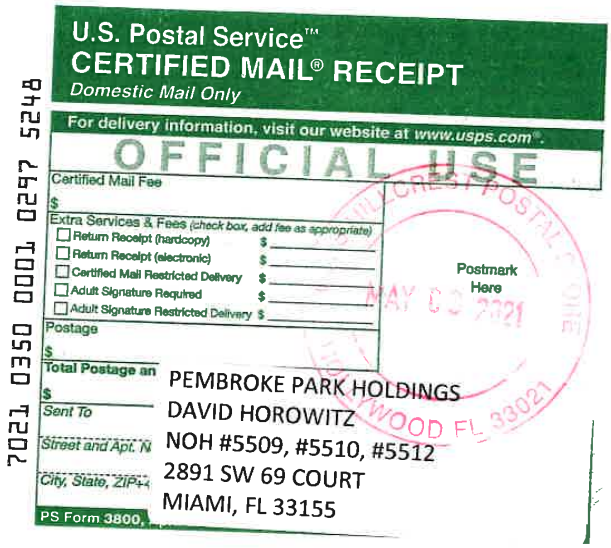
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
Sent To
Street and Apt.
City, State, ZIP
PS Form 3800
Postmark Here
MAY 03 2021
7021 0350 0001 0297 5255
PEMBROKE PARK HOLDINGS
DAVID HOROWITZ
NOH #5509, #5512
3715 SW 52 AVE
PEMBROKE PARK, FL 33023


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 an
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,
Postmark Here
MAY 03 2021
7021 0350 0001 0297 5248
PEMBROKE PARK HOLDINGS
DAVID HOROWITZ
NOH #5509, #5510, #5512
2891 SW 69 COURT
MIAMI, FL 33155

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3715 SW 52 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 13 0280
Property Owner	PEMBROKE PARK HOLDINGS INC	Millage	0613
Mailing Address	2891 SW 69 CT MIAMI FL 33155	Use	01
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 23 D		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$130,670	$78,800	$209,470	$209,470	
2020	$130,670	$77,880	$208,550	$208,550	$4,500.88
2019	$130,670	$296,280	$426,950	$426,950	$9,322.03

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$209,470	$209,470	$209,470	$209,470
Portability	0	0	0	0
Assessed/SOH	$209,470	$209,470	$209,470	$209,470
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	$209,470	$209,470	$209,470	$209,470

Sales History

Date	Type	Price	Book/Page or CIN
9/18/2002	WD*	$532,500	33853 / 1397
8/21/1996	WD	$200,000	25370 / 948
5/1/1975	WD	$75,000	6217 / 718
4/1/1971	WD	$46,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	65,337	SF
Adj. Bldg. S.F. (Card, Sketch)		2963
Units		2
Eff./Act. Year Built: 1950/1949		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK HOLDINGS, INC.

Filing Information

Document Number	P02000099075
FEI/EIN Number	20-0339794
Date Filed	09/12/2002
State	FL
Status	ACTIVE

Principal Address

2891 S.W. 69 COURT
MIAMI, FL 33155

Changed: 01/06/2010

Mailing Address

2891 S.W. 69 COURT
MIAMI, FL 33155

Changed: 01/06/2010

Registered Agent Name & Address

HOROWITZ , DAVID
2891 S.W. 69 COURT
MIAMI, FL 33155

Name Changed: 04/28/2014

Address Changed: 01/06/2010

Officer/Director Detail

Name & Address

Title PD

HOROWITZ, DAVID, MR.
2891 S.W. 69 COURT
MIAMI, FL 33155

Title VP

HOROWITZ, STEVE, MR.
2891 S.W. 69 COURT
MIAMI, FL 33155

Annual Reports

Report Year	Filed Date
2019	04/22/2019
2020	05/01/2020
2021	04/22/2021

Document Images

04/22/2021 -- ANNUAL REPORT	View image in PDF format
05/01/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
03/10/2018 -- ANNUAL REPORT	View image in PDF format
04/22/2017 -- ANNUAL REPORT	View image in PDF format
04/18/2016 -- ANNUAL REPORT	View image in PDF format
04/13/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/27/2012 -- ANNUAL REPORT	View image in PDF format
02/18/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
03/26/2009 -- ANNUAL REPORT	View image in PDF format
01/18/2008 -- ANNUAL REPORT	View image in PDF format
01/11/2007 -- ANNUAL REPORT	View image in PDF format
05/11/2006 -- ANNUAL REPORT	View image in PDF format
04/14/2005 -- ANNUAL REPORT	View image in PDF format
05/03/2004 -- ANNUAL REPORT	View image in PDF format
04/25/2003 -- ANNUAL REPORT	View image in PDF format
09/12/2002 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5509
PEMBROKE PARK HOLDINGS INC.
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK HOLDINGS INC.TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3715 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED PEMBROKE PARK HOLDINGS INC AT 2:30 A.M./(P.M.) ON THE 7 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

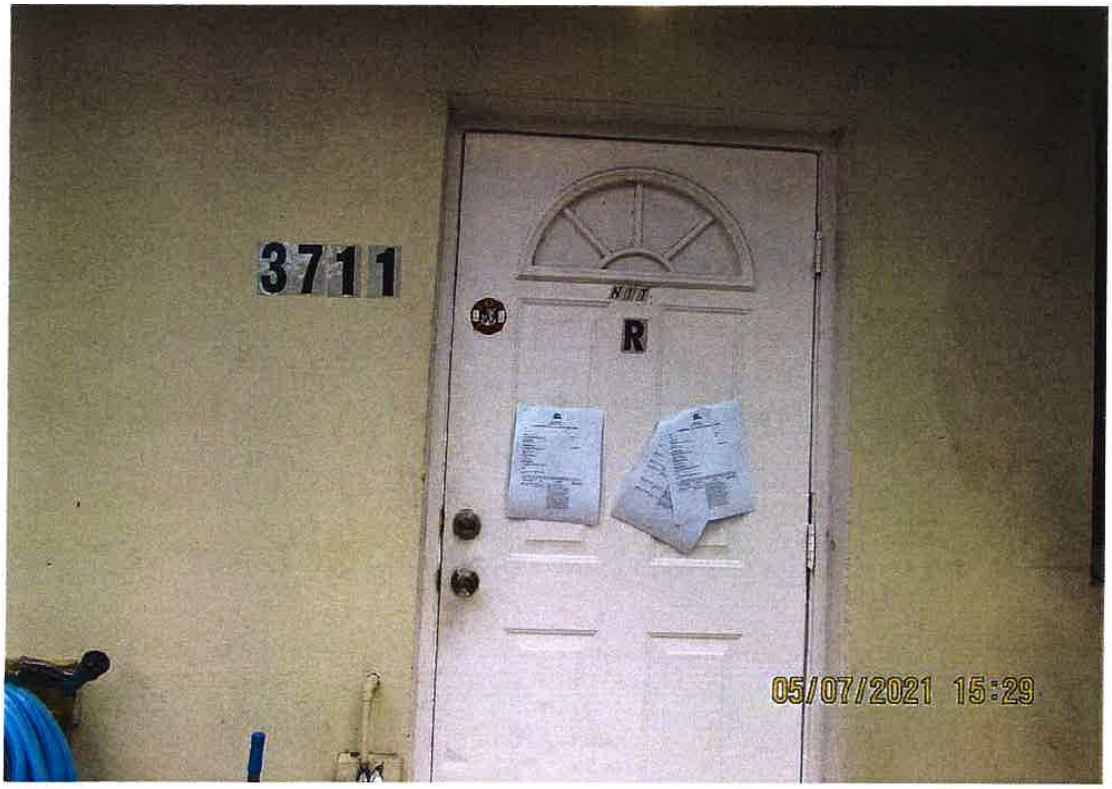
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

3711
NIT
R
05/07/2021 15:29


3711
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05/07/2021 15:29

3711R
3711R
05/07/2021 15:33

05/07/2021 15:33

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/28/2021

Sent To:

PEMBROKE PARK HOLDINGS INC

2891 SW 69 CT
MIAMI, FL 33155

Case #:

5509

Property Owner:

PEMBROKE PARK HOLDINGS INC

2891 SW 69 CT
MIAMI, FL 33155

Certified Mail #:

Property Description:

514230130280

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 23 D

AKA:

3715 SW 52 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/11/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
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BUILDING AND BUILDING REGULATIONS	Sec. 5-1. - Address numbers on nonresidential buildings and portions thereof	(a) Required. Every building or portion thereof, as defined herein, located within the Town of Pembroke Park, Florida, and used for a nonresidential purpose, shall have an address number. For the purposes of this section, a portion of a building that shall be required to have an address number shall include, but not be limited to, any bay, space or room that is used for a separate independent use than the remaining portion, or portions, of said building. (b) Specifications. The owner or person in charge of the building, or of each portion thereof, as hereinabove defined, wherein address numbers are required, as hereinabove provided, shall cause such address numbers to be displayed at all times in numerals on or adjacent to the building or portion thereof so that the numerals are readable from the street or thoroughfare to which the number applies. The numerals shall be at least four (4) inches in height. (b.1) Rear of structure abutting right-of-way. In addition to the requirem...	30
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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
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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)	30
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	30

1. Abandon wooden overhang in front of home. Requires maintenance and good state of repair. Obtain plans, permit and inspections.
2. Abandon aluminum and wooden structure in back end of home. Requires maintenance and good state of repair. Obtain plans, permit and inspections.
3. Overgrown trees. Trim all trees within property perimeters.
4. Overgrown vines on chain-link fence. Remove overgrown vines from all chain-link fence within the property perimeters.
5. Trash nuisances. Remove all trash from property.
6. Prohibited outdoor storage. Remove any miscellaneous items with the exception of patio furniture.
7. Prohibited parking on swale area. Remove semi-truck and other vehicles in front of swale area and move to designated parking space in premise.
8. Damaged chain-link fence due to the removal of vines. Obtain plans, permit and inspection to repair the chain-link fence.
9. 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 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

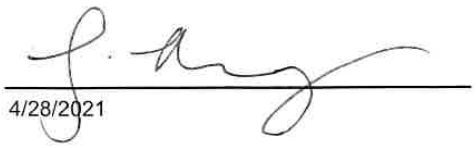
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer



4/28/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK HOLDINGS INC 2891 SW 69 CT MIAMI, FL 33155	5509	01/11/2021

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK HOLDINGS INC 2891 SW 69 CT MIAMI, FL 33155	514230130280	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 23 D	3715 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/11/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-1. - Address numbers on nonresidential buildings and portions thereof	(a) Required. Every building or portion thereof, as defined herein, located within the Town of Pembroke Park, Florida, and used for a nonresidential purpose, shall have an address number. For the purposes of this section, a portion of a building that shall be required to have an address number shall include, but not be limited to, any bay, space or room that is used for a separate independent use than the remaining portion, or portions, of said building. (b) Specifications. The owner or person in charge of the building, or of each portion thereof, as hereinabove defined, wherein address numbers are required, as hereinabove provided, shall cause such address numbers to be displayed at all times in numerals on or adjacent to the building or portion thereof so that the numerals are readable from the street or thoroughfare to which the number applies. The numerals shall be at least four (4) inches in height. (b.1) Rear of structure abutting right-of-way. In addition to the requirem...	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)	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
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
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	30

ZONING	Sec. 28-305. - Location in required front yards.	Off-street parking spaces shall not be located in a required front yard except as follows: (a)In any single-family, two-family or T-1 Mobile Home Park District, off-street parking may be located in a required front yard.(b)In the multiple-family and business districts, required off-street parking spaces may be located in a required front yard provided the spaces are so arranged as to preclude backing out on the traveled way of a public street, and meet the provisions contained in the parking design standard on file in the Building Department.(c)In any district where a parking structure is permitted to project into a required front yard, off-street parking spaces within the structure may be located in a required front-yard.(d)Driveway space for access to parking area or drive-in service facilities may be located in a required front yard.(e)In any district, forty (40) percent of the front setback area may be used for off-street parking if a thirty-foot setback is provided and access t...	30

Notes/Means of Correction:

1. Abandon wooden overhang in front of property. Requires maintenance and good state of repair. Obtain plans, permit and inspections.
2. Abandon aluminum and wooden structure in back end of property. Requires maintenance and good state of repair. Obtain plans, permit and inspections.
3. Overgrown trees. Trim all trees within property perimeters.
4. Overgrown vines on chain-link fence. Remove overgrown vines from all chain-link fence within the property perimeters.
5. Trash nuisances. Remove all trash from property.
6. Prohibited outdoor storage. Remove any miscellaneous items with the exception of patio furniture.
7. Prohibited parking on swale area. Remove semi-truck and other vehicles in front of swale area and move to designated parking space in premise.
8. Address number has to be visible.

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

01/05/2021 15:23

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01/05/2021 15:23

01/05/2021 15:24

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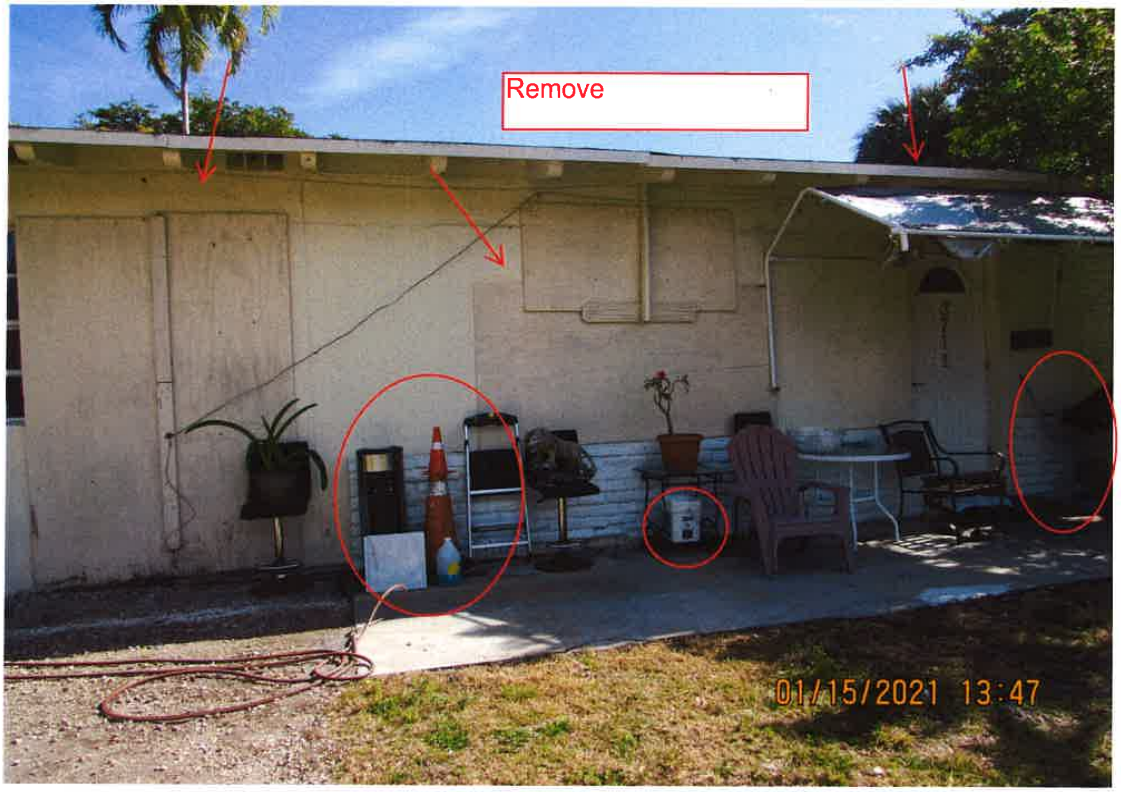
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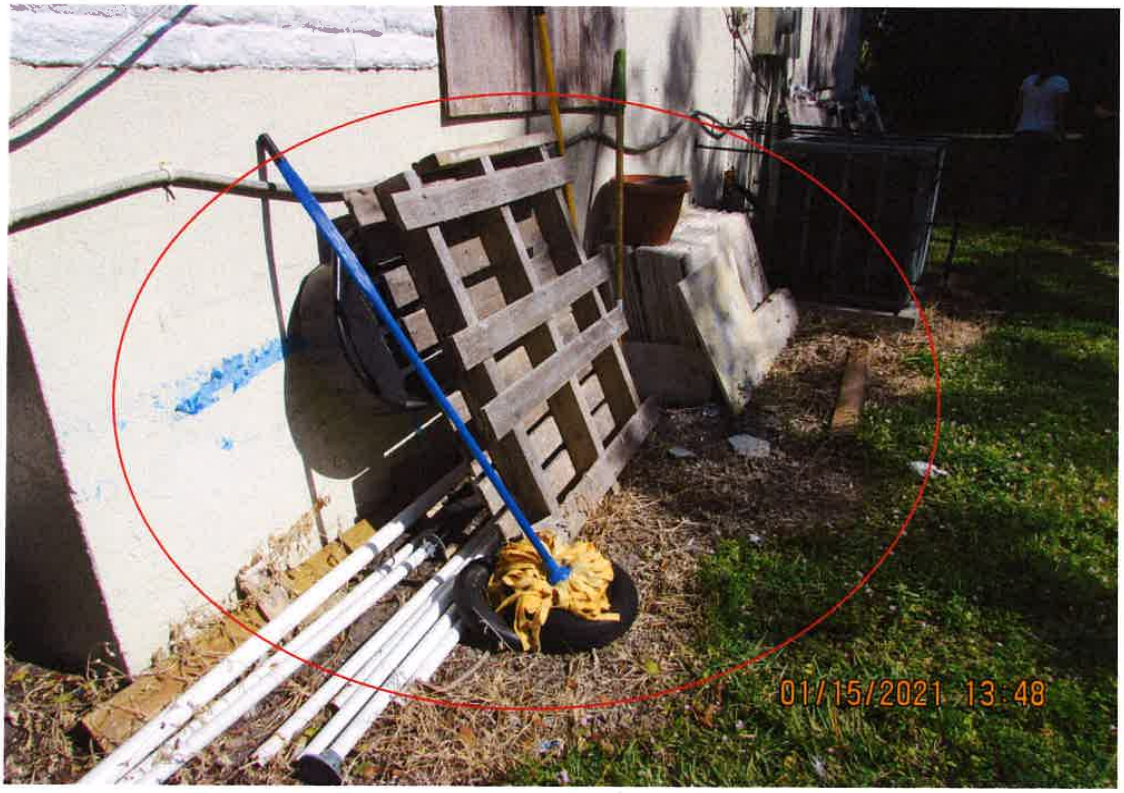
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Remove
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Demo permit
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TOYOTA
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TOW-AWAY
24 HRS ZONE 7 DAYS
UNAUTHORIZED VEHICLES OR
VESSELS WILL BE TOWED AWAY
AT OWNERS RISK & EXPENSE
ALL-WAYS TOWING & STORAGE
954-496-6810
01/15/2021 13:57

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Prohibited parking
Remove vines from fence, rake up leaves
03/18/2021 09:55

Rake up leaves remove outdoor storage
03/18/2021 09:56

03/18/2021 09:56

03/18/2021 09:56

03/18/2021 09:56

Paint
03/18/2021 09:56

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03/18/2021 09:57

Remove abandon vehicles
03/18/2021 09:58

Prohibited outdoor storage
03/18/2021 09:58

03/18/2021 09:58

Prohibited outdoor storage
03/18/2021 09:58

Overgrown vegetation
03/18/2021 09:59

03/18/2021 09:59

03/18/2021 09:59

Rake up leaves
03/18/2021 10:01

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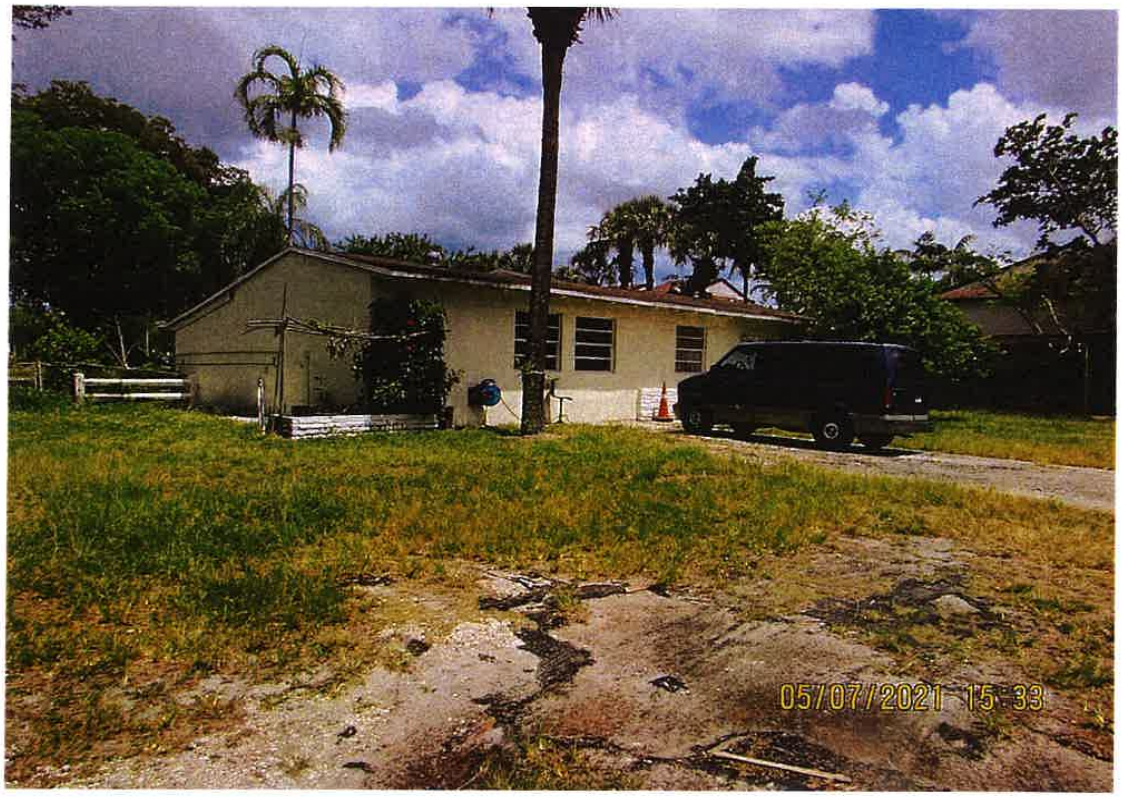
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Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK HOLDINGS INC	2891 SW 69 CT MIAMI, FL 33155	3711 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5510 **Date Next Inspection** 5/18/2021

Notes

1. Unpermitted shed. Obtain plans, permit and inspections.
2. Unpermitted awning. Obtain plans, permit and inspections.
3. No means of egress. House windows are covered with boards, remove for safety.
4. Overgrown trees. Trim all trees within property perimeters. In progress.
5. Overgrown vines on chain-link fence. Remove overgrown vines from all chain-link fence within the property perimeters.
6. Trash nuisances. Remove all trash from property. Complied.
7. Prohibited outdoor storage. Remove any miscellaneous items with the exception of patio furniture. In progress.
8. Address number has to be visible. Make visible.
9. Damaged chain-link fence due to the removal of vines. Obtain plans, permit and inspection to repair the chain-link fence.
10. Double permit fee.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/11/2021		Notice of Violation	Regular Mail
4/28/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-1. - Address numbers on nonresidential buildings and portions thereof	(a) Required. Every building or portion thereof, as defined herein, located within the Town of Pembroke Park, Florida, and used for a nonresidential purpose, shall have an address number. For the purposes of this section, a portion of a building that shall be required to have an address number shall include, but not be limited to, any bay, space or room that is used for a separate independent use than the remaining portion, or portions, of said building. (b) Specifications. The owner or person in charge of the building, or of each portion thereof, as hereinabove defined, wherein address numbers are required, as hereinabove provided, shall cause such address numbers to be displayed at all times in numerals on or adjacent to the building or portion thereof so that the numerals are readable from the street or thoroughfare to which the number applies. The numerals shall be at least four (4) inches in height. (b.1) Rear of structure abutting right-of-way. In addition to the requirem...	Not in Compliance - Reinspection Date: 5/18/2021
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: 5/18/2021
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Case Overview

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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 5/18/2021
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 5/18/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 5/18/2021
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: 5/18/2021

Code Dept

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5510

Hasler FIRST-CLASS MAIL
01/11/2021
US POSTAGE $000.65⁰

ZIP 33023
011D10656696

PEMBROKE PARK HOLDINGS INC 5510

2891 SW 69 CT
MIAMI, FL 33155

Property Owner: **Property**

Code Dept.

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5510

Hasler FIRST-CLASS MAIL
01/11/2021
US POSTAGE $000.65⁰

ZIP 33023
011D10656696

Current Tenant
3711 SW 52 Ave
Pembroke Park, FL 33023

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$

Sent To
PEMBROKE PARK HOLDINGS

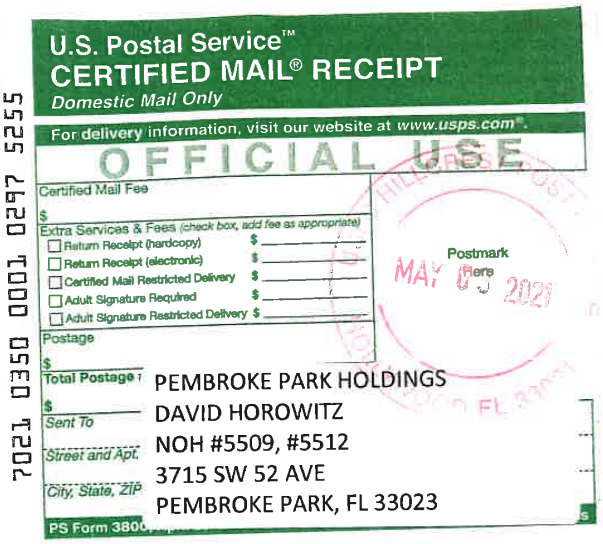
Street and Apt.
DAVID HOROWITZ
NOH #5510
3711 SW 52 AVE

City, State, ZIP
PEMBROKE PARK, FL 33023

PS Form 3800

Postmark Here
MAY 03 2021
HILLCREST POSTAL STATION
HOLLYWOOD FL 33021

7021 0350 0001 0297 5262



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

Postage
$

Total Postage
$

Sent To
PEMBROKE PARK HOLDINGS

Street and Apt.
DAVID HOROWITZ
NOH #5509, #5512
3715 SW 52 AVE

City, State, ZIP
PEMBROKE PARK, FL 33023

PS Form 3800

Postmark Here
MAY 03 2021

7021 0350 0001 0297 5255

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

Postage
$

Total Postage an
$

Sent To
PEMBROKE PARK HOLDINGS

Street and Apt. N
DAVID HOROWITZ
NOH #5509, #5510, #5512

City, State, ZIP+4
2891 SW 69 COURT
MIAMI, FL 33155

PS Form 3800,

Postmark Here
MAY 03 2021
HILLCREST POSTAL STATION
HOLLYWOOD FL 33021

7021 0350 0001 0297 5248

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3711 SW 52 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 13 0260
Property Owner	PEMBROKE PARK HOLDINGS INC	Millage	0613
Mailing Address	2891 SW 69 CT MIAMI FL 33155	Use	01
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 23-A		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$126,100	$249,220	$375,320	$375,320	
2020	$126,100	$246,890	$372,990	$372,690	$8,045.29
2019	$126,100	$212,710	$338,810	$338,810	$7,397.58

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$375,320	$375,320	$375,320	$375,320
Portability	0	0	0	0
Assessed/SOH	$375,320	$375,320	$375,320	$375,320
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	$375,320	$375,320	$375,320	$375,320

Sales History

Date	Type	Price	Book/Page or CIN
9/18/2002	WD*	$532,500	33853 / 1397
8/21/1996	WD	$112,000	25351 / 780
2/1/1982	WD	$120,000	10052 / 519
4/1/1972	WD	$65,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	63,048	SF
Adj. Bldg. S.F. (Card, Sketch)		1520
Units		1
Eff./Act. Year Built: 1957/1949		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK HOLDINGS, INC.

Filing Information

Document Number	P02000099075
FEI/EIN Number	20-0339794
Date Filed	09/12/2002
State	FL
Status	ACTIVE

Principal Address

2891 S.W. 69 COURT
MIAMI, FL 33155

Changed: 01/06/2010

Mailing Address

2891 S.W. 69 COURT
MIAMI, FL 33155

Changed: 01/06/2010

Registered Agent Name & Address

HOROWITZ , DAVID
2891 S.W. 69 COURT
MIAMI, FL 33155

Name Changed: 04/28/2014

Address Changed: 01/06/2010

Officer/Director Detail

Name & Address

Title PD

HOROWITZ, DAVID, MR.
2891 S.W. 69 COURT
MIAMI, FL 33155

Title VP

HOROWITZ, STEVE, MR.
2891 S.W. 69 COURT
MIAMI, FL 33155

Annual Reports

Report Year	Filed Date
2019	04/22/2019
2020	05/01/2020
2021	04/22/2021

Document Images

04/22/2021 -- ANNUAL REPORT	View image in PDF format
05/01/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
03/10/2018 -- ANNUAL REPORT	View image in PDF format
04/22/2017 -- ANNUAL REPORT	View image in PDF format
04/18/2016 -- ANNUAL REPORT	View image in PDF format
04/13/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/27/2012 -- ANNUAL REPORT	View image in PDF format
02/18/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
03/26/2009 -- ANNUAL REPORT	View image in PDF format
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05/11/2006 -- ANNUAL REPORT	View image in PDF format
04/14/2005 -- ANNUAL REPORT	View image in PDF format
05/03/2004 -- ANNUAL REPORT	View image in PDF format
04/25/2003 -- ANNUAL REPORT	View image in PDF format
09/12/2002 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5510
PEMBROKE PARK HOLDINGS INC.
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK HOLDINGS INC.TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3711 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED PEMBROKE PARK HOLDINGS INC AT 2:30 A.M. /P.M. ON THE 7 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of MAY, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

3711
05/07/2021 15:31

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/28/2021

Sent To:

PEMBROKE PARK HOLDINGS INC

2891 SW 69 CT
MIAMI, FL 33155

Case #:

5510

Property Owner:

PEMBROKE PARK HOLDINGS INC

2891 SW 69 CT
MIAMI, FL 33155

Certified Mail #:

Property Description:

514230130260

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 23-A

AKA:

3711 SW 52 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/11/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. 5-1. - Address numbers on nonresidential buildings and portions thereof	(a) Required. Every building or portion thereof, as defined herein, located within the Town of Pembroke Park, Florida, and used for a nonresidential purpose, shall have an address number. For the purposes of this section, a portion of a building that shall be required to have an address number shall include, but not be limited to, any bay, space or room that is used for a separate independent use than the remaining portion, or portions, of said building. (b) Specifications. The owner or person in charge of the building, or of each portion thereof, as hereinabove defined, wherein address numbers are required, as hereinabove provided, shall cause such address numbers to be displayed at all times in numerals on or adjacent to the building or portion thereof so that the numerals are readable from the street or thoroughfare to which the number applies. The numerals shall be at least four (4) inches in height. (b.1) Rear of structure abutting right-of-way. In addition to the requirem...	30
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HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	30

1. Unpermitted shed. Obtain plans, permit and inspections.
2. Unpermitted awning. Obtain plans, permit and inspections.
3. No means of egress. House windows are covered with boards, remove for safety.
4. Overgrown trees. Trim all trees within property perimeters. In progress.
5. Overgrown vines on chain-link fence. Remove overgrown vines from all chain-link fence within the property perimeters.
6. Trash nuisances. Remove all trash from property. Complied.
7. Prohibited outdoor storage. Remove any miscellaneous items with the exception of patio furniture. In progress.
8. Address number has to be visible. Make visible.
9. Damaged chain-link fence due to the removal of vines. Obtain plans, permit and inspection to repair the chain-link fence.
10. Double permit fee.

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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer

4/28/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK HOLDINGS INC 2891 SW 69 CT MIAMI, FL 33155	5510	01/11/2021

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK HOLDINGS INC 2891 SW 69 CT MIAMI, FL 33155	514230130260	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 23-A	3711 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/11/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS'	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. 5-1. - Address numbers on nonresidential buildings and portions thereof	(a) Required. Every building or portion thereof, as defined herein, located within the Town of Pembroke Park, Florida, and used for a nonresidential purpose, shall have an address number. For the purposes of this section, a portion of a building that shall be required to have an address number shall include, but not be limited to, any bay, space or room that is used for a separate independent use than the remaining portion, or portions, of said building. (b) Specifications. The owner or person in charge of the building, or of each portion thereof, as hereinabove defined, wherein address numbers are required, as hereinabove provided, shall cause such address numbers to be displayed at all times in numerals on or adjacent to the building or portion thereof so that the numerals are readable from the street or thoroughfare to which the number applies. The numerals shall be at least four (4) inches in height. (b.1) Rear of structure abutting right-of-way. In addition to the requirem...	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)	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
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

HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	30

Notes/Means of Correction:

1. Unpermitted shed. Obtain plans, permit and inspections.
2. Unpermitted awning. Obtain plans, permit and inspections.
3. No means of egress. House windows are covered with boards, remove for safety.
4. Overgrown trees. Trim all trees within property perimeters.
5. Overgrown vines on chain-link fence. Remove overgrown vines from all chain-link fence within the property perimeters.
6. Trash nuisances. Remove all trash from property.
7. Prohibited outdoor storage. Remove any miscellaneous items with the exception of patio furniture.
8. Address number has to be visible.

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

01/05/2021 15:23

01/05/2021 15:23

01/05/2021 15:23

01/05/2021 15:24

01/05/2021 15:24

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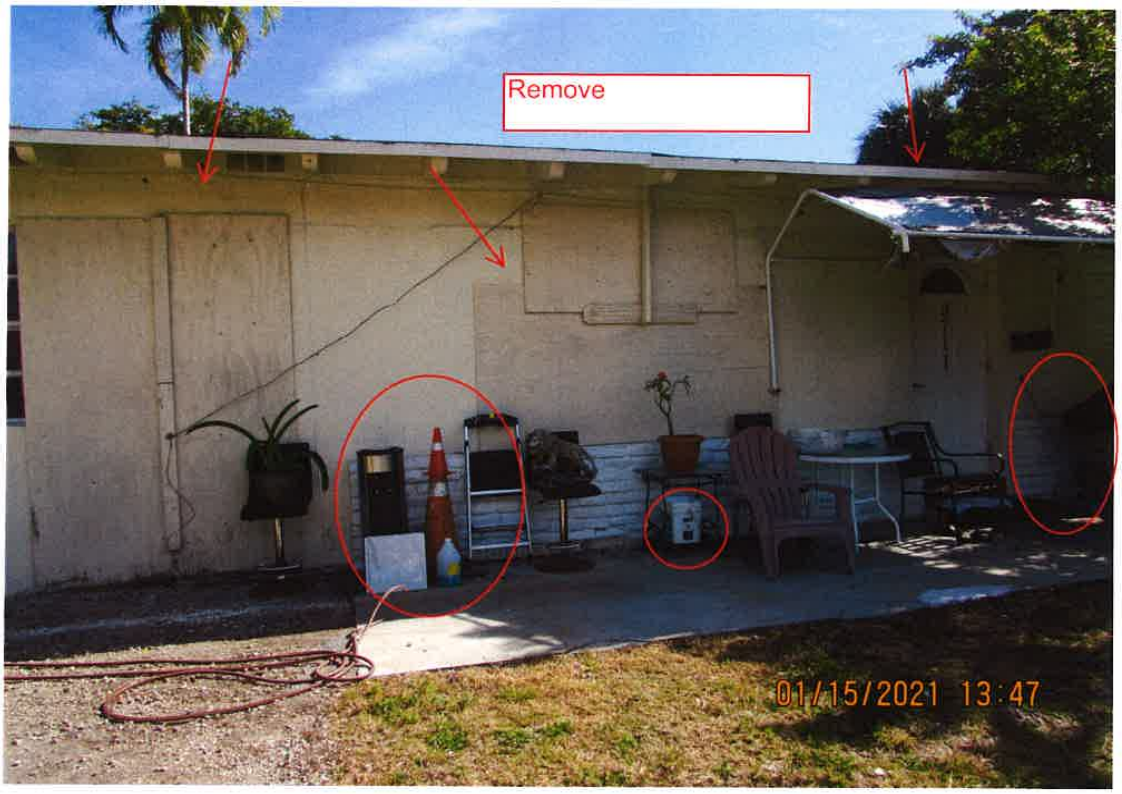
01/05/2021 15:26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01/15/2021 13:47

3711
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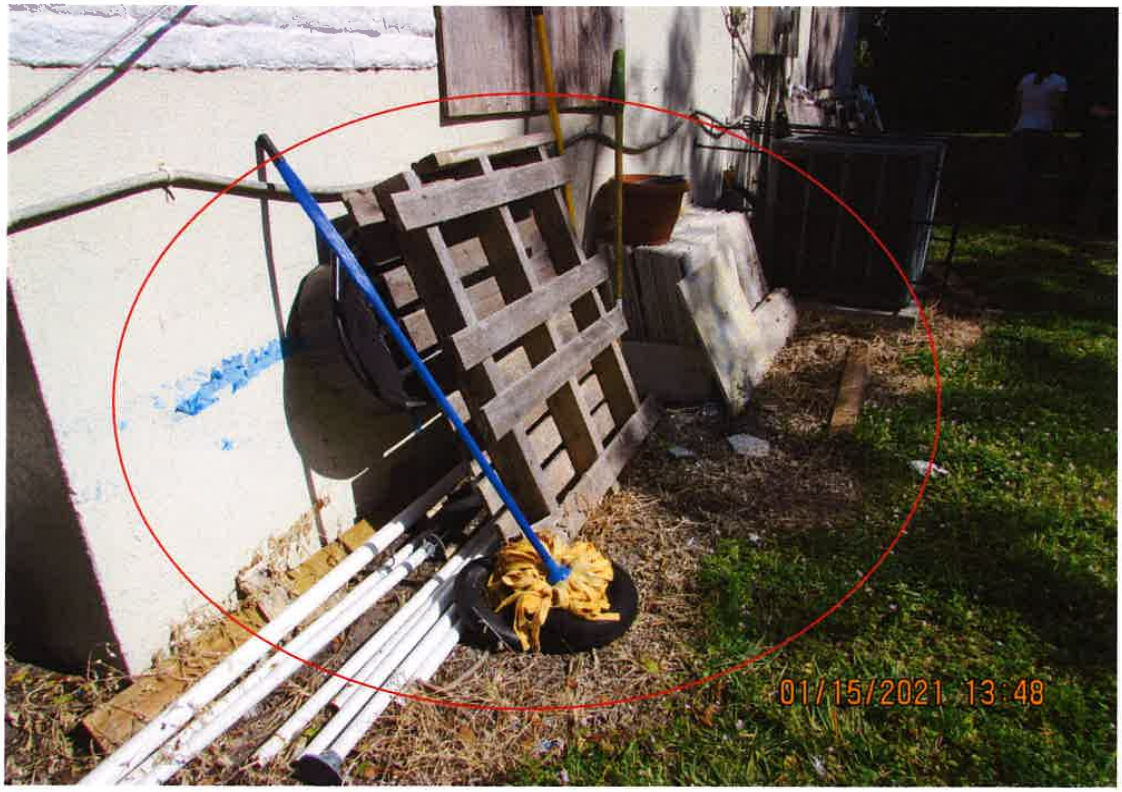
Remove
01/15/2021 13:47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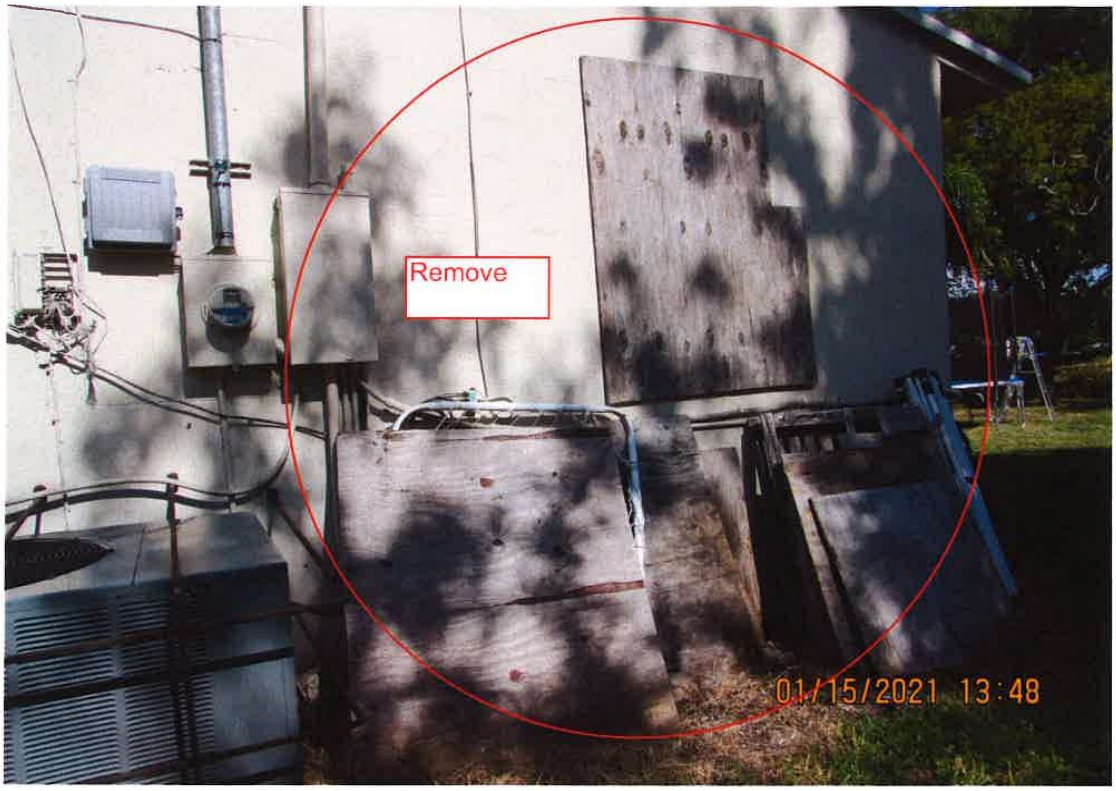
Remove
01/15/2021 13:48

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Demo permit
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TOYOTA
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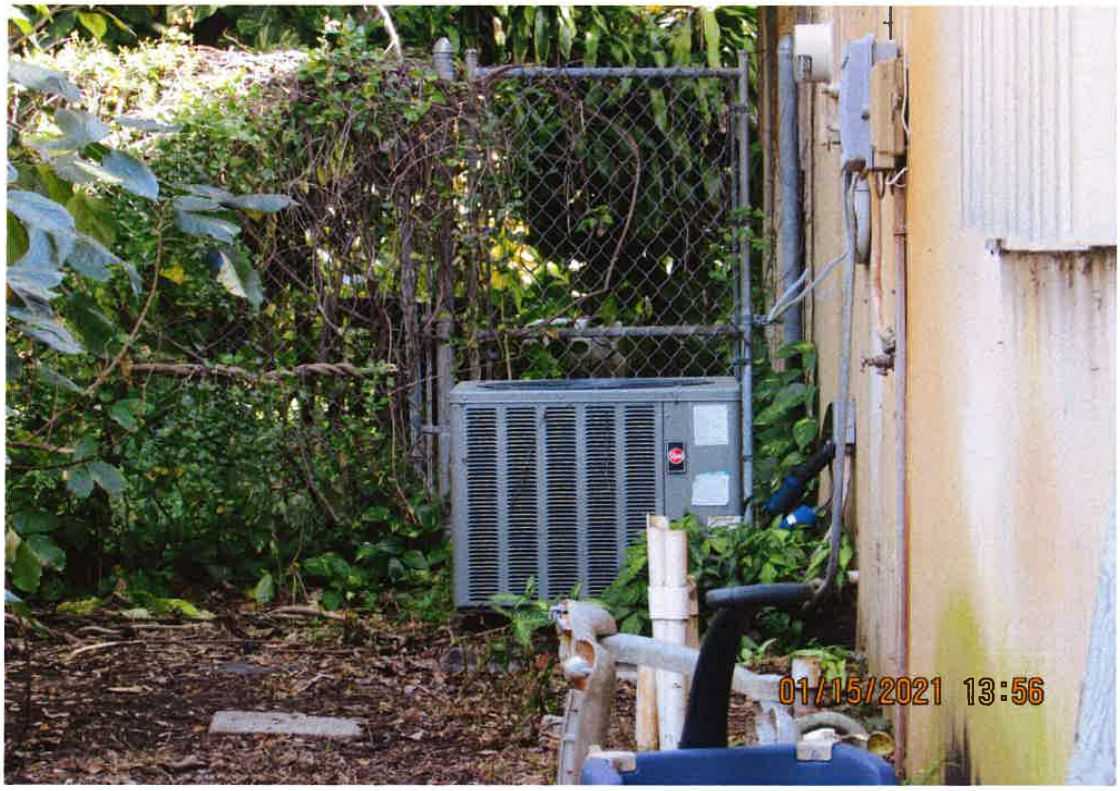
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TOW-AWAY
24 HRS ZONE 7 DAYS
UNAUTHORIZED VEHICLES OR
VESSELS WILL BE TOWED AWAY
AT OWNERS RISK & EXPENSE
ALL-WAYS TOWING & STORAGE
954-496-6810
01/15/2021 13:57

01/15/2021 13:58

01/15/2021 13:38

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01/15/2021 13:46

Prohibited parking
Remove vines from fence, rake up leaves
03/18/2021 09:55

Rake up leaves remove outdoor storage
03/18/2021 09:56

03/18/2021 09:56

03/18/2021 09:56

03/18/2021 09:56

Paint
03/18/2021 09:56

03/18/2021 09:56

03/18/2021 09:57

03/18/2021 09:57

03/18/2021 09:57

Remove abandon vehicles
03/18/2021 09:58

Prohibited outdoor storage
03/18/2021 09:58

03/18/2021 09:58

Prohibited outdoor storage
03/18/2021 09:58

Overgrown vegetation
03/18/2021 09:59

03/18/2021 09:59

03/18/2021 09:59

Rake up leaves
03/18/2021 10:01

3715
3711
3711R
3711R
05/07/2021 15:33

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3711
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05/07/2021 15:29

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05/07/2021 15:33

3711R
3711R
05/07/2021 15:33

05/07/2021 15:33

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5533 **Date Next Inspection** 5/18/2021

Notes
1. Paved and re-stripped parking lot without a permit. Obtain plans, permit and inspections.
2. Graffitied on wall. Re-paint and remove graffitied.
3. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/17/2021		Notice of Violation	Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 5/18/2021
ZONING	Sec. 28-301 (a)(1) - Minimum requirements	(a) Permanently maintained off-street parking for vehicles shall be provided in connection with any building or premises used or designed to be used for such purposes as set forth in this section. For the purpose of this division, one (1) automobile parking space shall be a minimum often (10) feet by twenty (20) feet, usable for the parking of an automobile. Provided, however, an automobile parking space in the T-1 Mobile Home Park District shall be a minimum of nine (9) feet by eighteen (18) feet. usable for the parking of an automobile. In addition, adequate interior driveways shall be provided so as to connect the parking space with a public street or area More particularly, off-street parking shall comply with the minimum requirements, to wit: (1) Dwellings, single-family, duplex and multiple-family: Two (2) parking spaces for each single-family dwelling, four (4) spaces for each two-family dwelling, two (2) parking spaces for each efficiency unit in a multiple-family dwellin...	Not in Compliance - Reinspection Date: 5/18/2021
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	Not in Compliance - Reinspection Date: 5/18/2021

NOV code case # 5533

TOWN OF PEMBROKE PARK

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

Hasler
02/17/2021
US POSTAGE $(

Dime Investment Group LLC
2400 SW 30 Ave
Pembroke Park, FL 33009

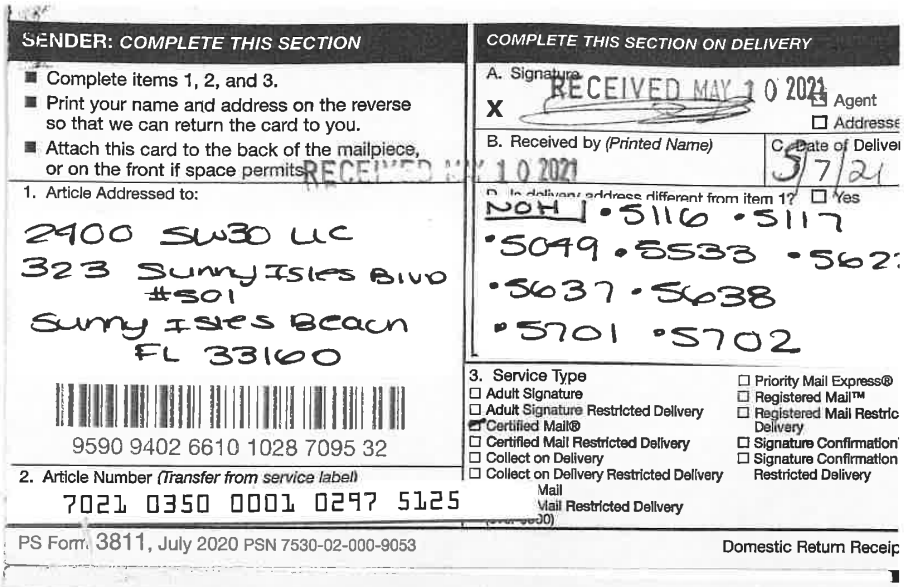
NOV case # 5533

TOWN OF PEMBROKE PARK

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

Hasler
02/17/2021
US POSTAGE $(

Dime Investment Group LLC
1390 NE 129 St
Miami, FL. 33161



SENDER: COMPLETE THIS SECTION

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

RECEIVED MAY 10 2021

1. Article Addressed to:

2900 SW30 LLC
323 Sunny Isles Blvd
#301
Sunny Isles Beach
FL 33160

9590 9402 6610 1028 7095 32

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 5125

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED MAY 10 2021
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
RECEIVED MAY 10 2021

C. Date of Delivery
5/7/21

D. Is delivery address different from item 1? ☐ Yes
NOH • 5116 • 5117
• 5049 • 5533 • 562
• 5637 • 5638
• 5701 • 5702

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

9590 9402 4839 9032 7040 23

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2276

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AK
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
Route 29C-19

C. Date of Delivery
5/13/202

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

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

U.S. Postal Service™
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For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here APR 23 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
9172 9904 0350 0001 0297 6290

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 $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here APR 23 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
CURRENT TENANT/DIME INVESTMENTS GROUP LLC
2400 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH #5049 5116 5117 5533 5622 5637
9172 9904 0350 0001 0297 6290

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 $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here APR 23 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
9172 9904 0350 0001 0297 6290

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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 $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
Postmark Here MAY 5 - 2021
HILLCREST POSTAL STORE HOLLYWOOD FL 33021
TEMPELBERG, JOSEPH/2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160
9172 9904 0350 0001 0297 6290

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check 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 $ 8.47
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4
PS Form 3800, April 2015
Postmark Here MAY 5 - 2021
HILLCREST POSTAL STORE HOLLYWOOD FL 33021
2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
2400 SW 30 AVENUE
PEMBROKE PARK, FL 33009
9172 9904 0350 0001 0297 6289

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 Fees $ 8.87
Sent To 2400 SW30 LLC
Street and Apt. No., or PO Box No. 323 Sunny Isles Blvd Ste 501
City, State, ZIP+4 Sunny Isles Beach, FL 33160
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here MAY 03 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
9172 9904 0350 0001 0297 5125

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number	L20000397184
FEI/EIN Number	N/A
Date Filed	12/30/2020
State	FL
Status	ACTIVE

Principal Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
12/30/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	2400 SW30 LLC
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160

ID #	5142 21 01 0109
Millage	0613
Use	48

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W 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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$233,080	$2,066,680	$2,299,760	$1,478,460	
2020	$233,080	$1,110,980	$1,344,060	$1,344,060	$29,007.23
2019	$233,080	$1,101,600	$1,334,680	$1,299,850	$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Portability	0	0	0	0
Assessed/SOH	$1,478,460	$2,299,760	$1,478,460	$1,478,460
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	$1,478,460	$2,299,760	$1,478,460	$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	117087319
8/12/2015	WD-Q	$1,040,000	113173864
3/17/2008	QCD-T	$100	45229 / 1760
11/30/2001	DR*	$100	32519 / 415
8/28/1992	QC*	$100	19928 / 941

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5533
2400 SW 30 LLC

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2400 SW 30 AVENUE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED 2400 SW 30 LLC
AT 10:14 A.M. /P.M. ON THE 11 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

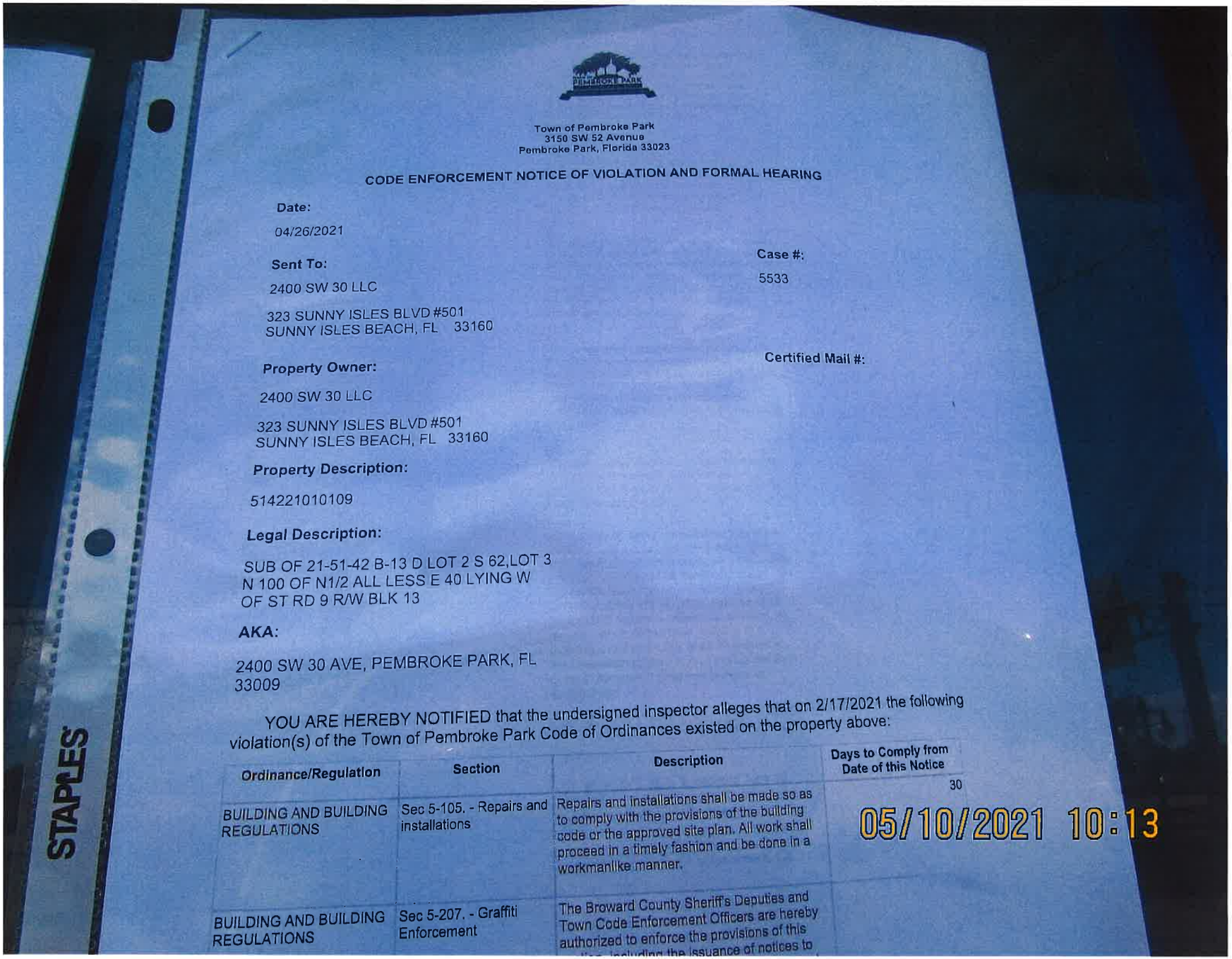
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of May, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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

DELIVERIES
TO THE
BACK
05/10/2021 10:13



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Case #:

5533

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/17/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this [illegible] including the issuance of notices to	

05/10/2021 10:13

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5533

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009

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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. (Ord. No. 13-09-01, § 2, 9-11-13)	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

ZONING	Sec. 28-301 (a)(1) - Minimum requirements	(a) Permanently maintained off-street parking for vehicles shall be provided in connection with any building or premises used or designed to be used for such purposes as set forth in this section. For the purpose of this division, one (1) automobile parking space shall be a minimum often (10) feet by twenty (20) feet, usable for the parking of an automobile. Provided, however, an automobile parking space in the T-1 Mobile Home Park District shall be a minimum of nine (9) feet by eighteen (18) feet. usable for the parking of an automobile. In addition, adequate interior driveways shall be provided so as to connect the parking space with a public street or area More particularly, off-street parking shall comply with the minimum requirements, to wit: (1) Dwellings, single-family, duplex and multiple-family: Two (2) parking spaces for each single-family dwelling, four (4) spaces for each two-family dwelling, two (2) parking spaces for each efficiency unit in a multiple-family dwellin...	30
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	30

1. Paved and re-stripped parking lot without a permit. Obtain plans, permit and inspections.
2. Graffitied on wall. Re-paint and remove graffitied.
3. 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 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer

4/26/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Case #:

5533

Property Owner:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009

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Joseline Ramirez

Chief Code Enforcement Officer

4/26/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	5533	02/17/2021

Property Owner:	Property Description:	Certified Mail #:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	514221010109	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009

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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. (Ord. No. 13-09-01, § 2, 9-11-13)	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
ZONING	Sec. 28-301 (a)(1) - Minimum requirements	(a) Permanently maintained off-street parking for vehicles shall be provided in connection with any building or premises used or designed to be used for such purposes as set forth in this section. For the purpose of this division, one (1) automobile parking space shall be a minimum often (10) feet by twenty (20) feet, usable for the parking of an automobile. Provided, however, an automobile parking space in the T-1 Mobile Home Park District shall be a minimum of nine (9) feet by eighteen (18) feet. usable for the parking of an automobile. In addition, adequate interior driveways shall be provided so as to connect the parking space with a public street or area More particularly, off-street parking shall comply with the minimum requirements, to wit: (1) Dwellings, single-family, duplex and multiple-family: Two (2) parking spaces for each single-family dwelling, four (4) spaces for each two-family dwelling, two (2) parking spaces for each efficiency unit in a multiple-family dwellin...	30

ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	30

Notes/Means of Correction:

1. Paved and re-stripped parking lot without a permit. Obtain plans, permit and inspections.
2. Graffitied on wall. Re-paint and remove graffitied.
3. Double permit fee assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

02/02/2021 11:32

02/02/2021 11:32

A
DELIVERIES
TO THE
BACK
05/10/2021 10:13

A
05/10/2021 10:14

05/10/2021 10:14

05/10/2021 10:14

05/10/2021 10:15

FDC
05/10/2021 10:15

05/10/2021 10:15

C
05/10/2021 10:07

B
DELIVERIES
TO THE
BACK
05/10/2021 10:10

Case Overview

Property/Incident Information

Owner	Address	Site Address
DREWBOY INC/The Polo Club Inc.	3056 S STATE ROAD 7 #55 MIRAMAR, FL 33023	5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5545 **Date Next Inspection** 5/18/2021

Notes
1. Stop Work Order.
2. Red Apple Roofing Contractors started to repair roof without a permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/19/2021		Notice of Violation	Regular Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2021
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NOV Case # 5545

TOWN OF PEMBROKE PARK

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

Hasler
02/24/2021
US POSTAGE $0

DrewBoy Inc / The Polo Club Inc
5590 W Hallandale Beach Blvd
Pembroke Park, FL. 33023

NOV # 5545

TOWN OF PEMBROKE PARK

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

Hasler
02/24/2021
US POSTAGE $0

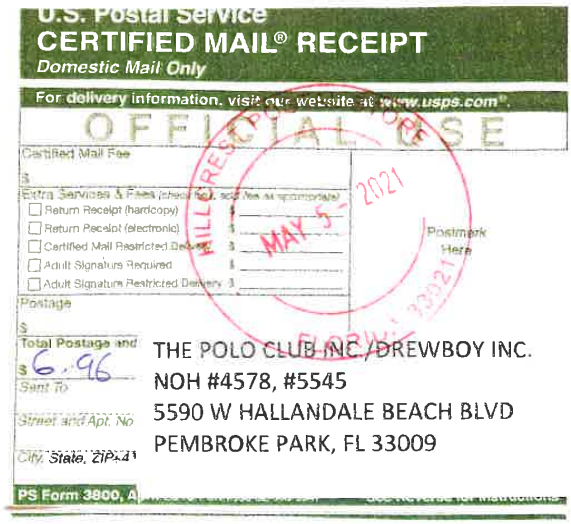
Sent To:

DREWBOY INC/The Polo Club Inc.

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

Case #:

5545



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 6.96

Sent To
THE POLO CLUB INC./DREWBOY INC.

Street and Apt. No.
NOH #4578, #5545
5590 W HALLANDALE BEACH BLVD

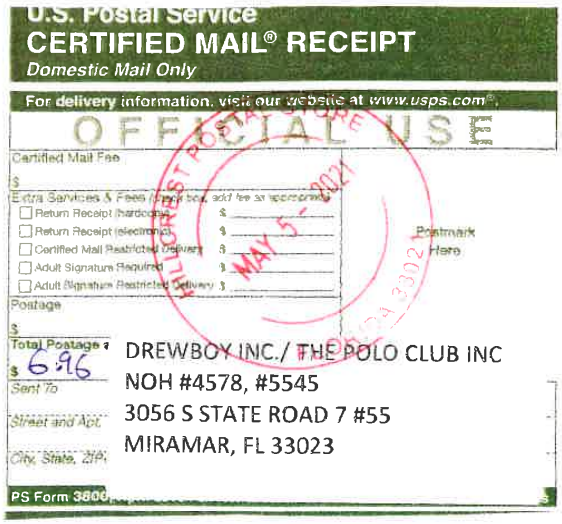
City, State, ZIP+4
PEMBROKE PARK, FL 33009

PS Form 3800, A

MAY 5 - 2021

Postmark Here

7021 0350 0001 0297 6337



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 6.96

Sent To
DREWBOY INC./ THE POLO CLUB INC

Street and Apt.
NOH #4578, #5545
3056 S STATE ROAD 7 #55

City, State, ZIP
MIRAMAR, FL 33023

PS Form 3800

MAY 5 - 2021

Postmark Here

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5545
DREWBOY INC/THE POLO CLUB INC.
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: DREWBOY INC/THE POLO CLUB INC. TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED DREWBOY INC/THE POLO CLUB INC AT 2:35 A.M. /P.M. ON THE 10 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

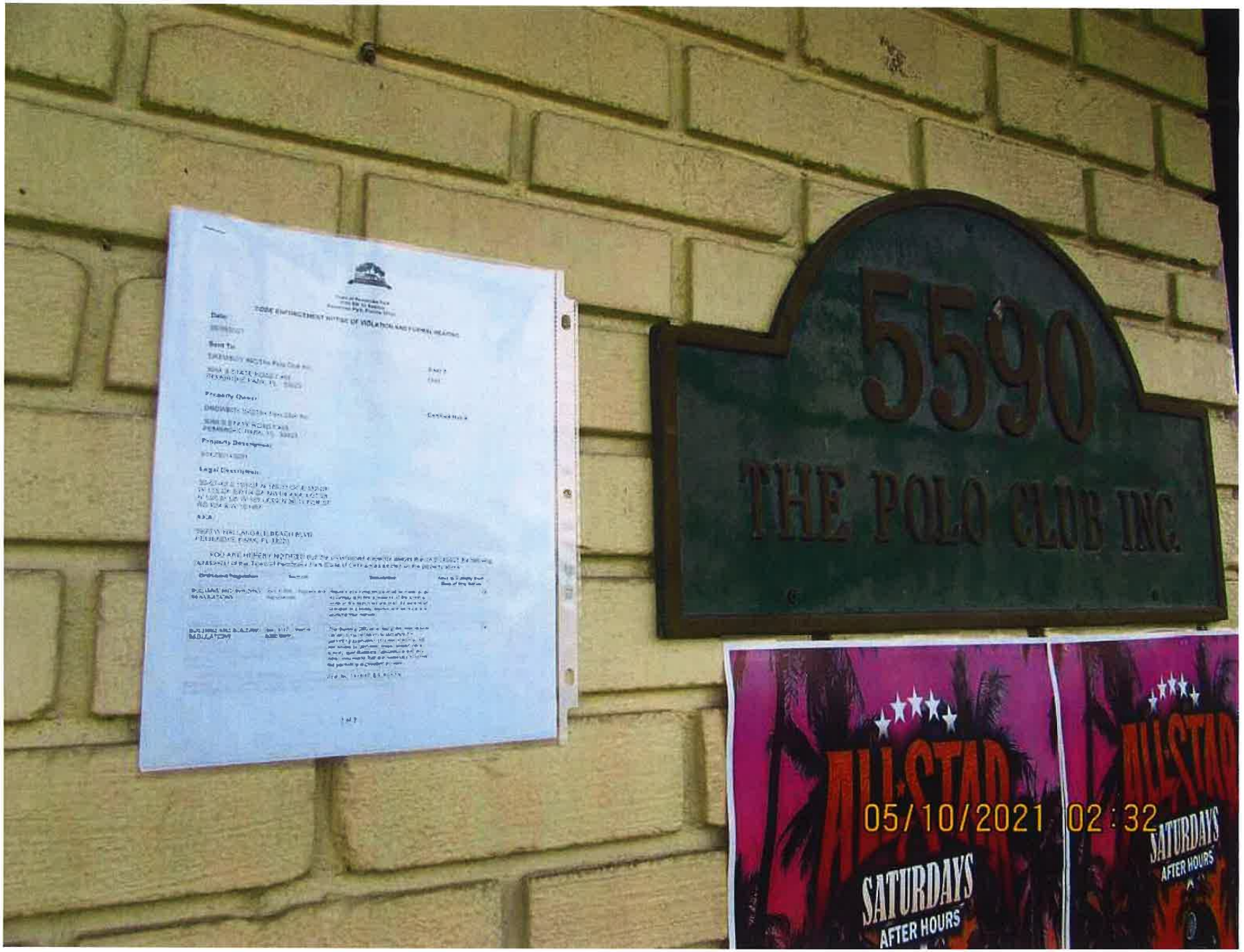
STATE OF FLORIDA
COUNTY OF BROWARD

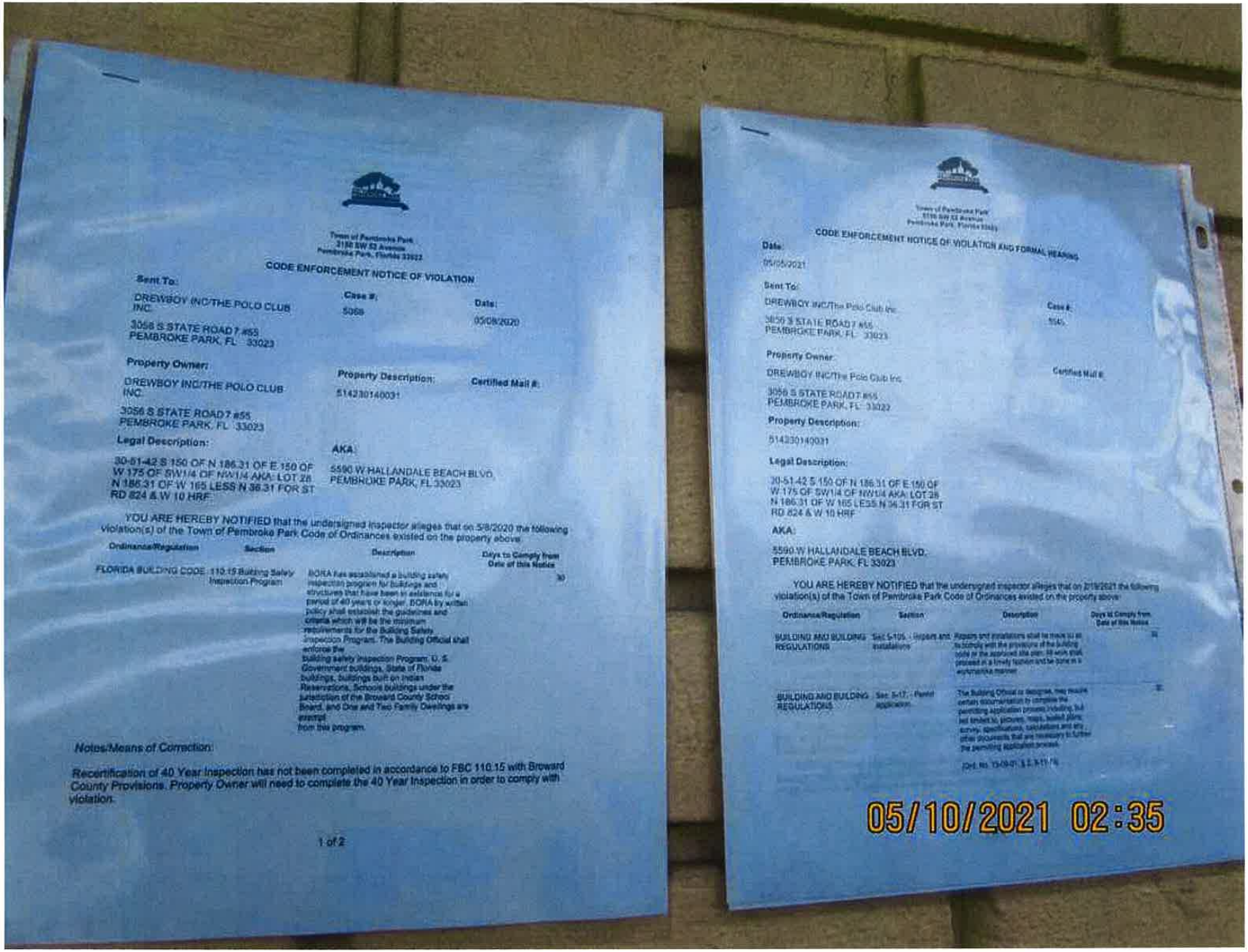
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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


5590
THE POLO CLUB INC.
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
ALL-STAR
SATURDAYS
AFTER HOURS
05/10/2021 02:32
ALL-STAR
SATURDAYS
AFTER HOURS



Town of Pembroke Park
2150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

DREWBOY INC/THE POLO CLUB INC.

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

Case #: 5068

Date: 05/08/2020

Property Owner:

DREWBOY INC/THE POLO CLUB INC.

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

Property Description: 514230140031

Certified Mail #:

Legal Description:

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

AKA:

5590 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/8/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE: 110.15 Building Safety Inspection Program		BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	30

Notes/Means of Correction:

Recertification of 40 Year Inspection has not been completed in accordance to FBC 110.15 with Broward County Provisions. Property Owner will need to complete the 40 Year Inspection in order to comply with violation.

1 of 2

Town of Pembroke Park
5150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/05/2021

Sent To:

DREWBOY INC/The Polo Club Inc.

3050 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023

Case #:
5545

Property Owner:

DREWBOY INC/The Polo Club Inc.

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

Certified Mail #:

Property Description:
514230140031

Legal Description:

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

AKA:

5590 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

(Ord. No. 13-09-01, § 2, 9-11-13)

05/10/2021 02:35

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

ID #	5142 30 14 0031
Millage	0613
Use	21

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$253,050	$686,550	$939,600	$939,600	
2020	$253,050	$686,550	$939,600	$939,600	$20,278.26
2019	$253,050	$652,650	$905,700	$903,600	$19,743.35

2021* Exemptions and Taxable Values by Taxing Authority

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

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Profit Corporation
THE POLO CLUB, INC.

Filing Information

Document Number	P05000090259
FEI/EIN Number	20-3041539
Date Filed	06/23/2005
State	FL
Status	ACTIVE

Principal Address

5590 WEST HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33023

Mailing Address

3056 S.State Rd 7
#55
miramar, FL 33023

Changed: 04/13/2013

Registered Agent Name & Address

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

Name Changed: 05/03/2016

Address Changed: 05/02/2006

Officer/Director Detail

Name & Address

Title PSTD

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

Annual Reports

Report Year	**Filed Date**

DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Profit Corporation
THE POLO CLUB, INC.

Filing Information

Document Number	P05000090259
FEI/EIN Number	20-3041539
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#55
miramar, FL 33023

Changed: 04/13/2013

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#55
MIRAMAR, FL 33023

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Address Changed: 05/02/2006

Officer/Director Detail

Name & Address

Title PSTD

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

Annual Reports

Report Year	**Filed Date**

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/05/2021

Sent To:

DREWBOY INC/The Polo Club Inc.

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

Case #:

5545

Property Owner:

DREWBOY INC/The Polo Club Inc.

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

Certified Mail #:

Property Description:

514230140031

Legal Description:

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

AKA:

5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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1. Stop Work Order.
2. Red Apple Roofing Contractors started to repair roof without a permit. Obtain plans, permit and inspections.
3. 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 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

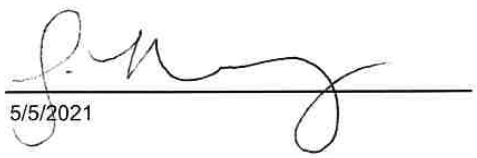
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer



5/5/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DREWBOY INC/The Polo Club Inc. 3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	5545	02/19/2021

Property Owner:	Property Description:	Certified Mail #:
DREWBOY INC/The Polo Club Inc. 3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	514230140031	

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Notes/Means of Correction:

1. Stop Work Order.
2. Red Apple Roofing Contractors started to repair roof without a permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name The Polo Club Inc. Date 2/19/21

Site Address 5590 W Hallandale Beach Blvd. Case # _____

Sub/Park _____

Permit # _____

- ☒ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105, 5-2(a)(6)
- ☐ NFPA # _____

- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

Contractors started Roof repair work without permits.

Corrective Action(s)

Obtain plans, permit and inspection.
Stop Work Order.
Only patch & seal leaks or use tarp.

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

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

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

Joseline Ramirez
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Reed Apple Roofing Cardstock: Violator

02/19/2021 17:47

02/19/2021 17:48

02/19/2021 18:05

02/19/2021 18:05

02/19/2021 18:01

02/19/2021 18:05

02/19/2021 17:47

02/19/2021 17:47

02/19/2021 18:05

02/19/2021 18:06

02/19/2021 18:06

02/19/2021 17:45

05/10/2021 02:34

05/10/2021 02:32

05/10/2021 02:34

05/10/2021 02:34

05/10/2021 02:34

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay C

Legal Description

Case Status Open **Case #** 5622 **Date Next Inspection** 5/18/2021

Notes
1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections (process #92914).
3. Installed new garage door without a permit. Obtain plans, permit and inspections
4. Sealed and patched walls where door and equipment existed without a permit. Obtain plans, permit and inspections
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/11/2021		Notice of Violation	Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2021
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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: 5/18/2021

Code Dept.

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
#5638, 5622, 5637

Hasler FIRST-CLASS MAIL
03/19/2021
US POSTAGE $000.91⁰
ZIP 33023
011D10656696

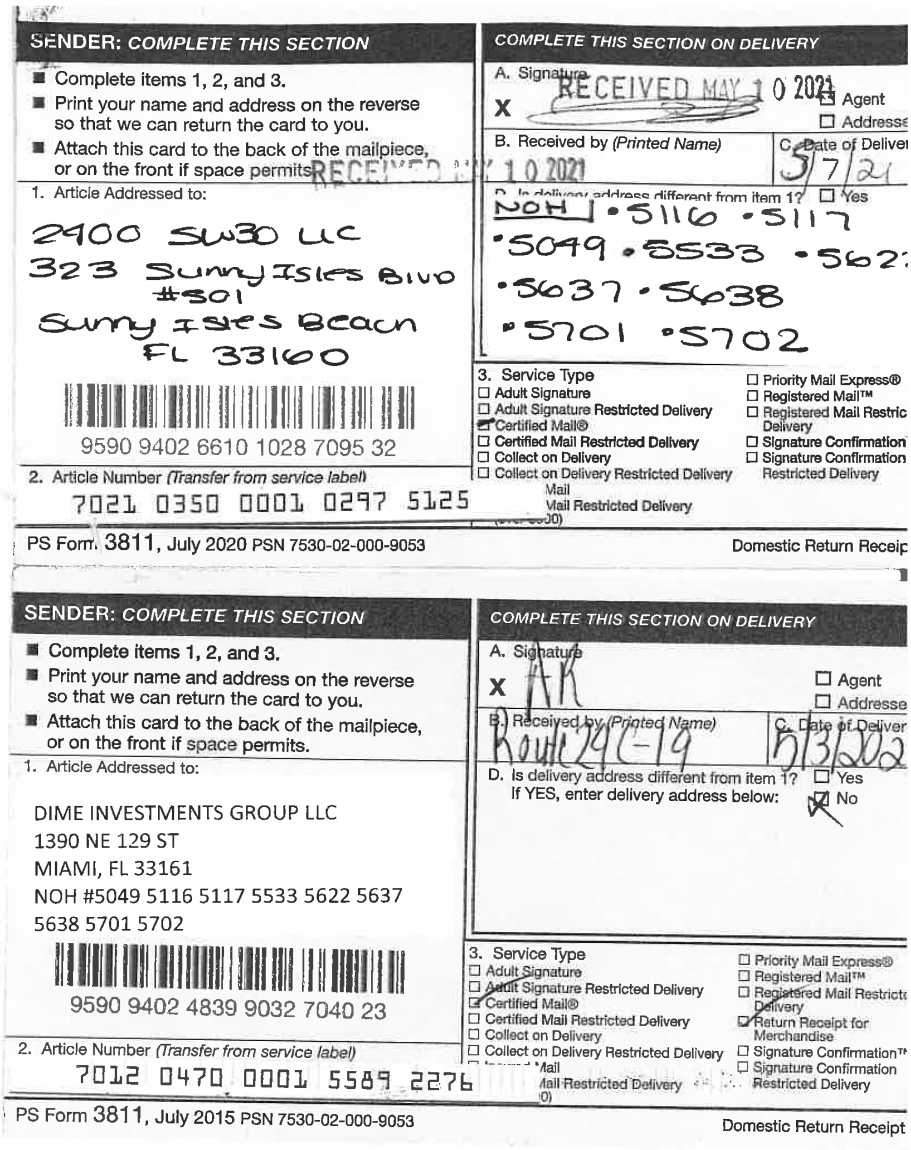
Sent To:
DIME INVESTMENT GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161

Case #:
5638

I OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
JOV #5637

Hasler FIRST-CLASS MAIL
03/19/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Current Tenant/Owner
Dime Investment Group LLC
2400 SW 30 Ave, Bay B
Pembroke Park, FL 33009



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

2900 SW30 LLC
323 Sunny Isles Blvd
#301
Sunny Isles Beach
FL 33160

9590 9402 6610 1028 7095 32

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5125

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED MAY 10 2021
☐ Agent
☐ Addressee

B. Received by (Printed Name)
RECEIVED MAY 10 2021

C. Date of Delivery
5/7/21

D. Is delivery address different from item 1? ☐ Yes
NOH • 5116 • 5117
• 5049 • 5533 • 562
• 5637 • 5638
• 5701 • 5702

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

9590 9402 4839 9032 7040 23

2. Article Number (Transfer from service label)
7012 0470 0001 5589 2276

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AK
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Kouli Zyc-19

C. Date of Delivery
5/3/202

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

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

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

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here APR 23 2021
DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
9172 6904 6330 3000 0147 2022

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 $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here APR 23 2021
CURRENT TENANT/DIME INVESTMENTS GROUP LLC
2400 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH #5049 5116 5117 5533 5622 5637
7012 0470 0001 5589 2283

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 $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here APR 23 2021
HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
9171 9690 0935 0127 4700 37

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check 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 $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here MAY 5 2021
TEMPELBERG, JOSEPH/2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160
9405 5036 9930 0297 6290 51

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check 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 $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here MAY 5 2021
2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
2400 SW 30 AVENUE
PEMBROKE PARK, FL 33009
9405 5036 9930 0297 6283 64

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check 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 $ 8.87
Sent To 2400 SW30 LLC
Street and Apt. No., or PO Box No. 323 Sunny Isles Blvd Ste 501
City, State, ZIP+4* Sunny Isles Beach, FL 33160
Postmark Here MAY 03 2021
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0297 5125

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	2400 SW30 LLC
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160

ID #	5142 21 01 0109
Millage	0613
Use	48

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W 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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$233,080	$2,066,680	$2,299,760	$1,478,460	
2020	$233,080	$1,110,980	$1,344,060	$1,344,060	$29,007.23
2019	$233,080	$1,101,600	$1,334,680	$1,299,850	$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Portability	0	0	0	0
Assessed/SOH	$1,478,460	$2,299,760	$1,478,460	$1,478,460
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	$1,478,460	$2,299,760	$1,478,460	$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	117087319
8/12/2015	WD-Q	$1,040,000	113173864
3/17/2008	QCD-T	$100	45229 / 1760
11/30/2001	DR*	$100	32519 / 415
8/28/1992	QC*	$100	19928 / 941

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number	L20000397184
FEI/EIN Number	N/A
Date Filed	12/30/2020
State	FL
Status	ACTIVE

Principal Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
12/30/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5622
2400 SW 30 LLC

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2400 SW 30 AVENUE, BAY C, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED 2400 SW 30 LLC
AT 10:08 A.M./P.M. ON THE 11 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

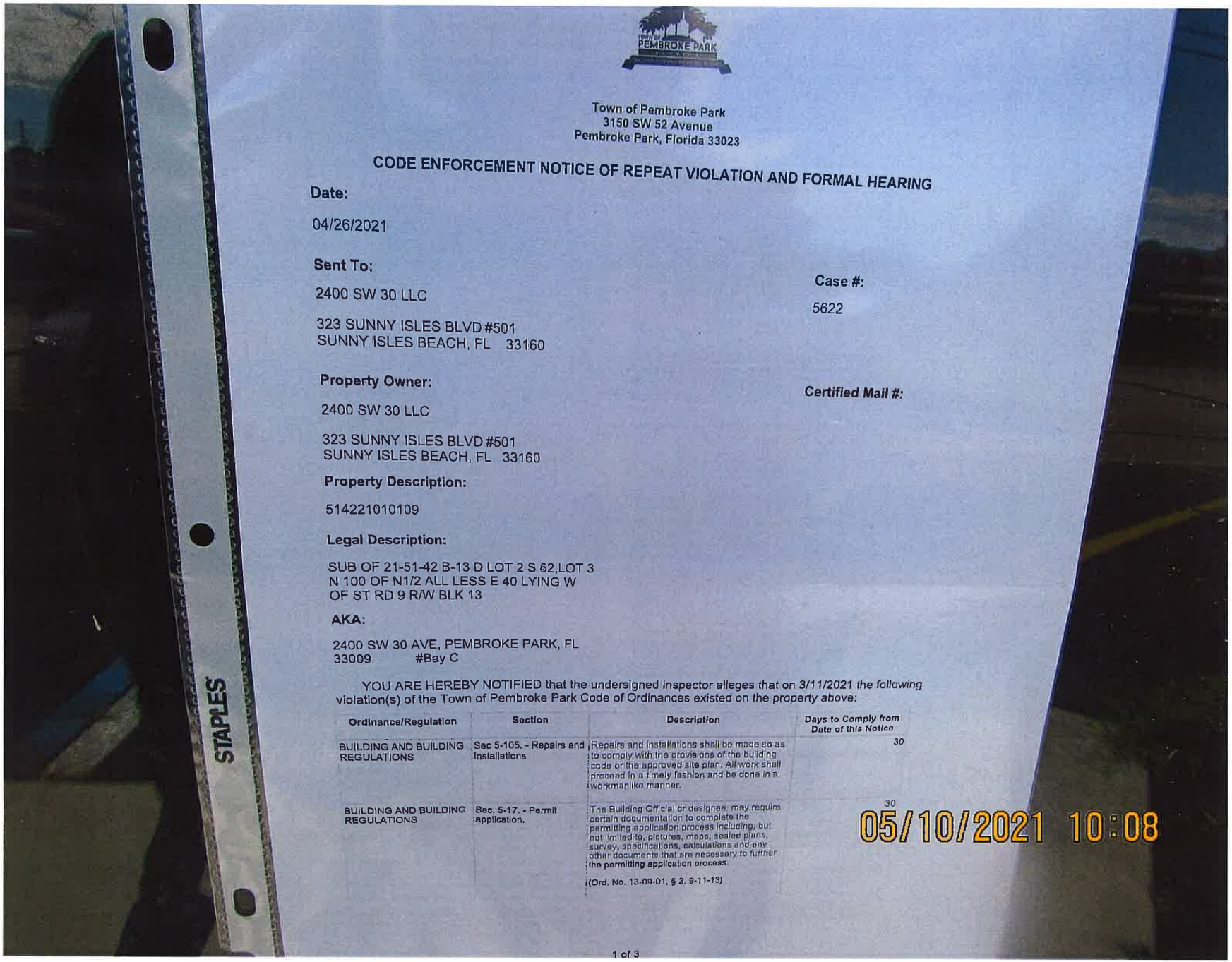
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by JOSELINE RAMIREZ as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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

C
WORK
ORDER
05/10/2021 10:07



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5622

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay C

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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05/10/2021 10:08

1 of 3

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5622

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay C

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections (process #92914).
3. Installed new garage door without a permit. Obtain plans, permit and inspections
4. Sealed and patched walls where door and equipment existed without a permit. Obtain plans, 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 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer

4/26/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	5622	03/11/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	514221010109	
Legal Description:	**AKA:**	
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay C	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Notes/Means of Correction:

1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections (process #92914).
3. Installed new garage door without a permit. Obtain plans, permit and inspections
4. Sealed and patched walls where door and equipment existed without a permit. Obtain plans, 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
Chief Code Enforcement Officer

A
DELIVERIES
TO THE
BACK
03/11/2021 18:48

C
STOP WORK
ORDER
03/11/2021 18:53

B
STOP WORK ORDER
DELIVERIES TO THE BACK
03/11/2021 18:53

C
FDC
03/11/2021 17:50

03/11/2021 17:50

03/11/2021 17:50

03/11/2021 17:50

03/11/2021 17:50

03/11/2021 17:51

03/11/2021 17:52

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03/11/2021 18:00

03/11/2021 18:01

PROFORM
PROFORM
03/11/2021 18:01

03/11/2021 18:01

SJIII 3219
1-800-UR-RENT-S
03/11/2021 18:01

03/11/2021 18:01

03/11/2021 18:01

GRANITE
954 544 2
A
03/11/2021 18:03

A
03/11/2021 18:03

03/17/2021 11:19

03/17/2021 11:19

03/17/2021 11:19

03/17/2021 11:20

03/17/2021 11:20

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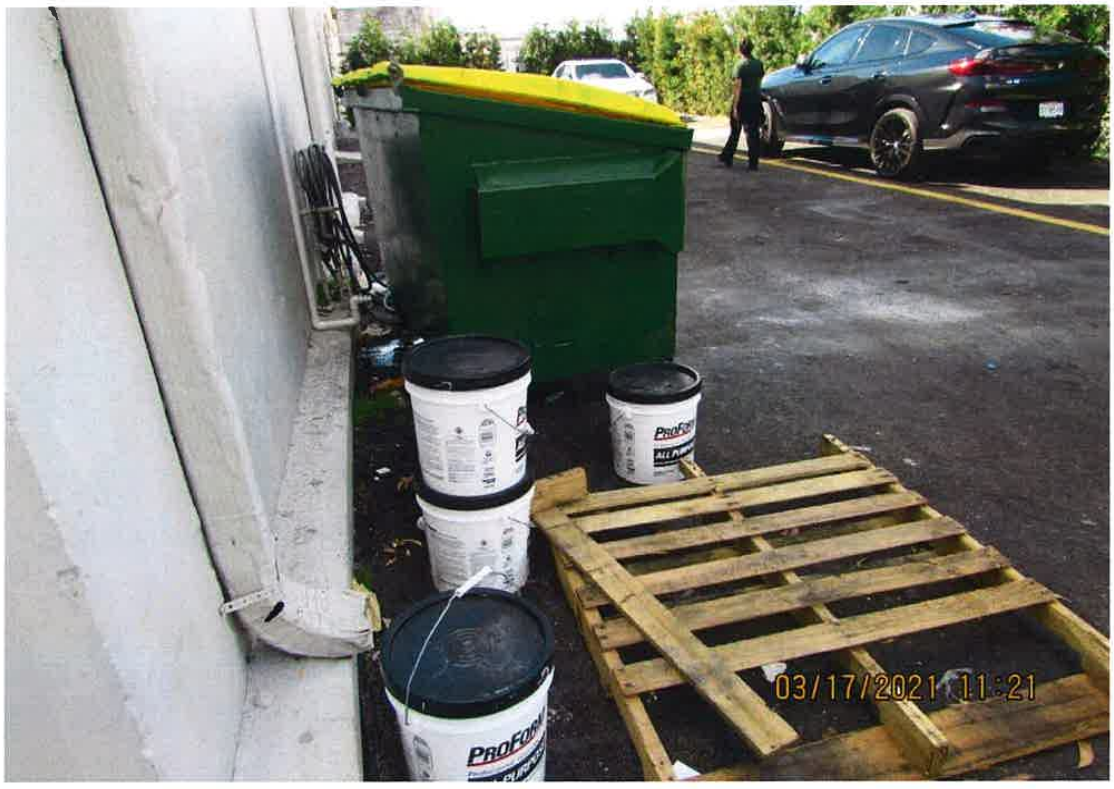
03/17/2021 11:21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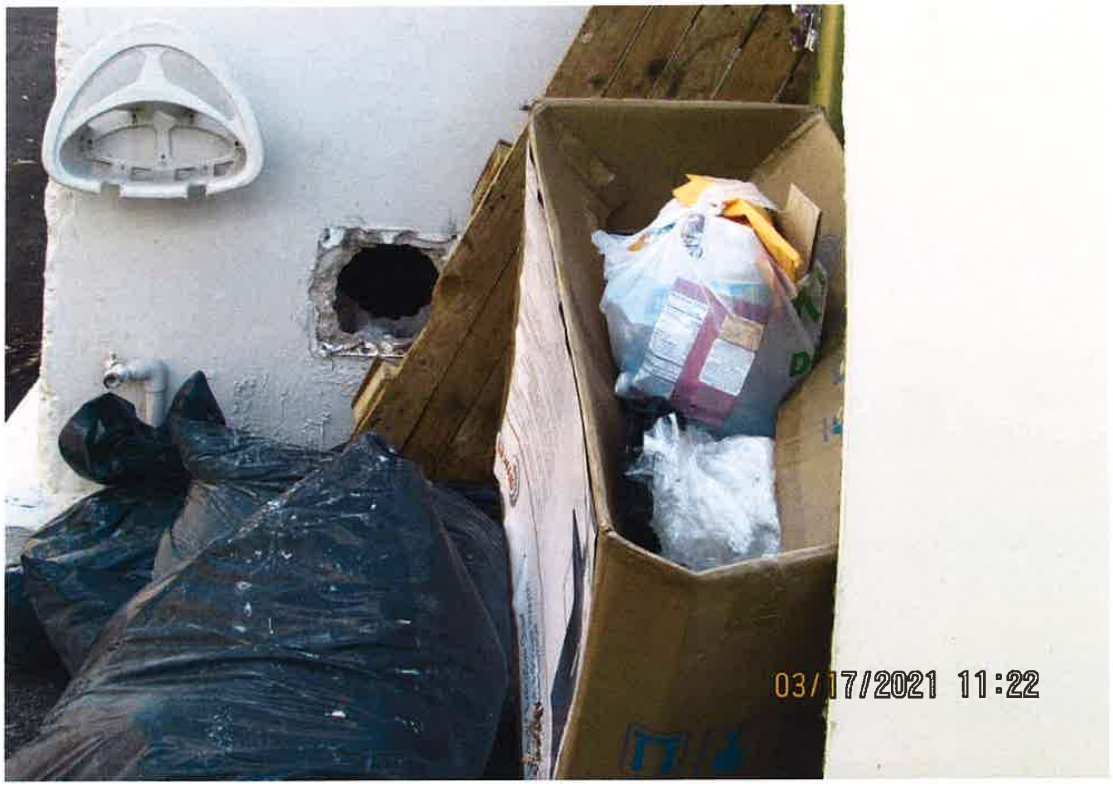
03/17/2021 11:21

03/17/2021 11:21


03/17/2021 11:22

03/17/2021 11:22

Code Dept.
N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
#5638, 5622, 5637

Hasler FIRST-CLASS MAIL
03/19/2021
US POSTAGE $000.91⁰
ZIP 33023
011D10656696

Sent To:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Case #:

5638

Code Dept.
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023
OV #5638

Hasler FIRST-CLASS MAIL
03/19/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Current Tenant/Owner
Dime Investment
2400 SW 30 Ave, Bay A
Pembroke Park, FL 33009

A
DELIVERIES
TO THE
BACK
05/10/2021 10:13

A
05/10/2021 10:14

05/10/2021 10:14

05/10/2021 10:14

05/10/2021 10:15

FDC
05/10/2021 10:15

05/10/2021 10:15

C
05/10/2021 10:07

B
DELIVERIES
TO THE
BACK
05/10/2021 10:10

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

Legal Description

Case Status Open **Case #** 5637 **Date Next Inspection** 5/18/2021

Notes
1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections.
3. Installed new garage door without a permit. Obtain plans, permit and inspections.
4. Sealed and patched walls where equipment existed without a permit. Obtain plans, permit and inspections
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/11/2021		Notice of Violation	Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2021
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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: 5/18/2021

Code Dept.

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
#5638, 5622, 5637

Hasler FIRST-CLASS MAIL
03/19/2021
US POSTAGE $000.91⁰
ZIP 33023
011D10656696

Sent To:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Case #:

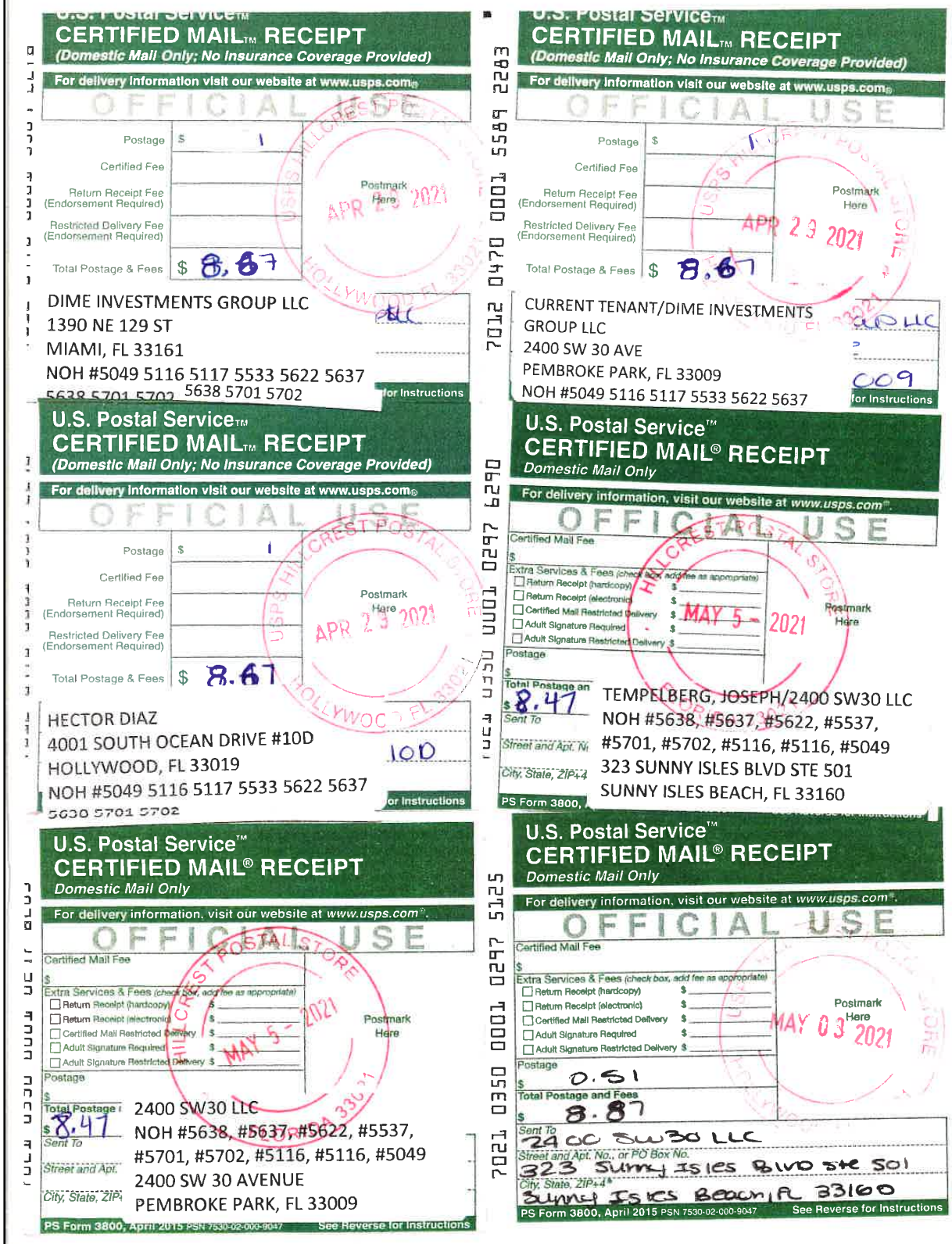
5638

Code Dept.

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV# 5622

Hasler FIRST-CLASS MAIL
03/19/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Current Tenant / Owner
Dime Investment Group LLC
2400 SW 30 Ave, Bay C
Pembroke Park, FL 33009



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 23 2021
DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
for Instructions
7012 0470 0001 5589 2283

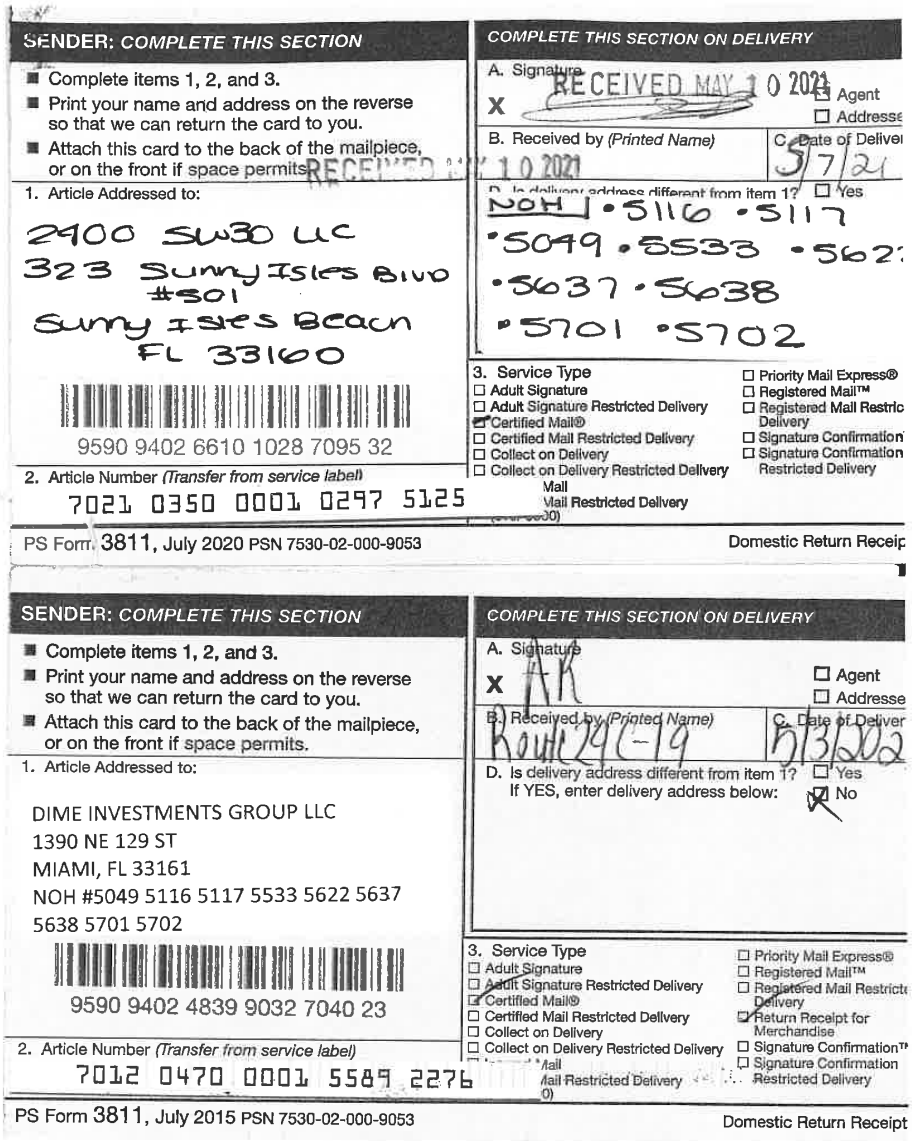
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 23 2021
CURRENT TENANT/DIME INVESTMENTS GROUP LLC
2400 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH #5049 5116 5117 5533 5622 5637
for Instructions

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 $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 23 2021
HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
MAY 5 2021
TEMPELBERG, JOSEPH/2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160
PS Form 3800,
7021 0350 0001 0297 6290

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check 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 $ 8.47
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4
Postmark Here
MAY 5 2021
2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
2400 SW 30 AVENUE
PEMBROKE PARK, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0297 5125

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check 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 $ 8.87
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4
Postmark Here
MAY 03 2021
24 OC SW30 LLC
323 Sunny Isles Blvd ste 501
Sunny Isles Beach FL 33160
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

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

RECEIVED MAY 10 2021

1. Article Addressed to:

2900 SW30 LLC
323 Sunny Isles Blvd
#301
Sunny Isles Beach
FL 33160

9590 9402 6610 1028 7095 32

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 5125

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED MAY 10 2021 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 5/7/21

D. Is delivery address different from item 1? ☐ Yes
NOH • 5116 • 5117
• 5049 • 5533 • 562
• 5637 • 5638
• 5701 • 5702

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

9590 9402 4839 9032 7040 23

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2276

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AK ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Route 29C-19 | C. Date of Delivery 5/13/202

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

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

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	2400 SW30 LLC
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160

ID #	5142 21 01 0109
Millage	0613
Use	48

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W 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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$233,080	$2,066,680	$2,299,760	$1,478,460	
2020	$233,080	$1,110,980	$1,344,060	$1,344,060	$29,007.23
2019	$233,080	$1,101,600	$1,334,680	$1,299,850	$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Portability	0	0	0	0
Assessed/SOH	$1,478,460	$2,299,760	$1,478,460	$1,478,460
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	$1,478,460	$2,299,760	$1,478,460	$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	117087319
8/12/2015	WD-Q	$1,040,000	113173864
3/17/2008	QCD-T	$100	45229 / 1760
11/30/2001	DR*	$100	32519 / 415
8/28/1992	QC*	$100	19928 / 941

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number	L20000397184
FEI/EIN Number	N/A
Date Filed	12/30/2020
State	FL
Status	ACTIVE

Principal Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
12/30/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5637
2400 SW 30 LLC

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2400 SW 30 AVENUE, BAY B, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED 2400 SW 30 LLC
AT 10:10 A.M. /P.M. ON THE 11 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

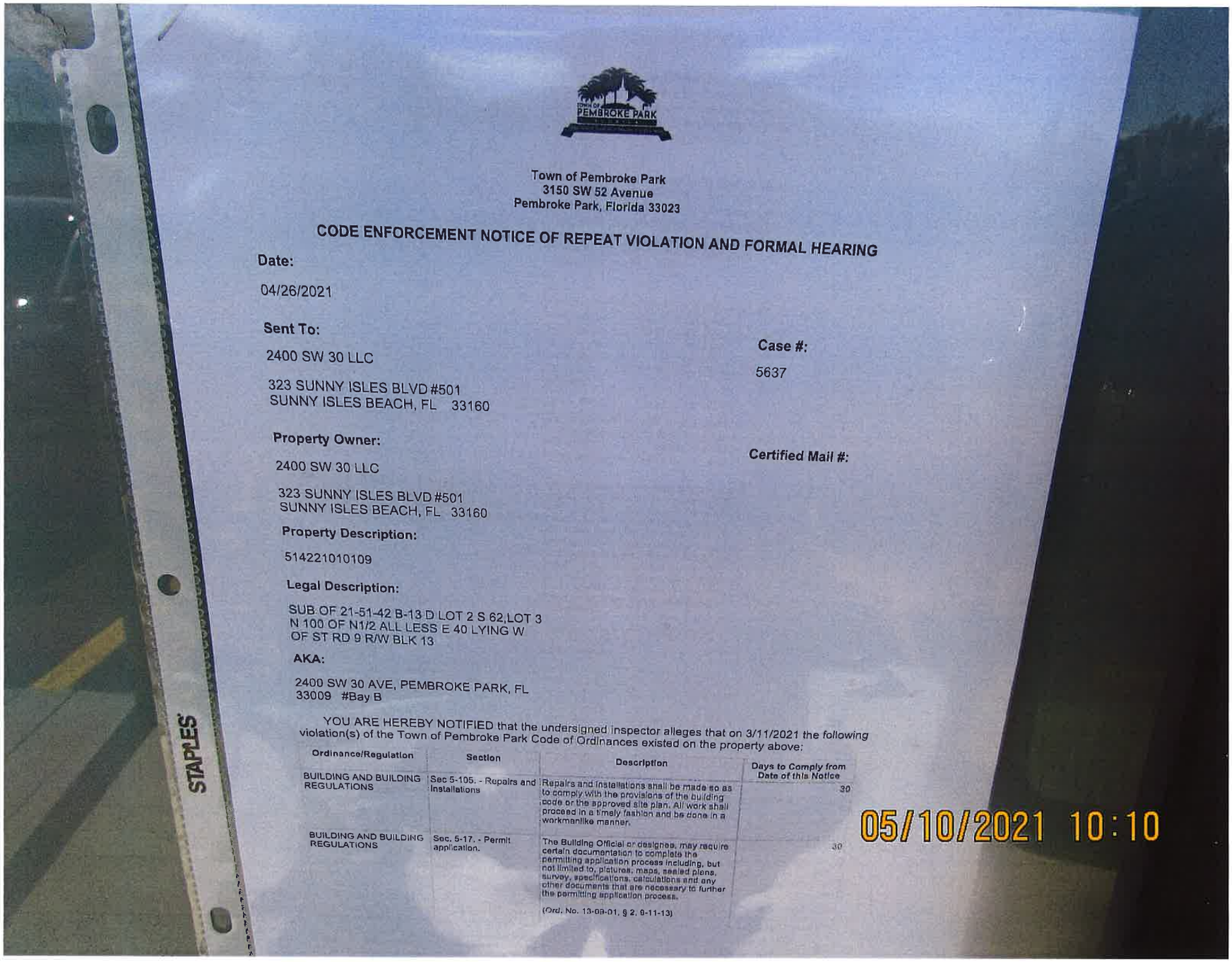
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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

B
DELIVERIES
TO THE
BACK
05/10/2021 10:10



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5637

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

05/10/2021 10:10

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5637

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay B

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections.
3. Installed new garage door without a permit. Obtain plans, permit and inspections.
4. Sealed and patched walls where equipment existed without a permit. Obtain plans, 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 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer

4/26/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	5637	03/11/2021

Property Owner:	Property Description:	Certified Mail #:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	514221010109	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Notes/Means of Correction:

1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections.
3. Installed new garage door without a permit. Obtain plans, permit and inspections.
4. Sealed and patched walls where equipment existed without a permit. Obtain plans, 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
Chief Code Enforcement Officer

A
DELIVERIES
TO THE
BACK
03/11/2021 18:48

C
03/11/2021 18:53

B
DELIVERIES
TO THE
BACK
03/11/2021 18:53

C
FOC
03/11/2021 17:50

03/11/2021 17:50

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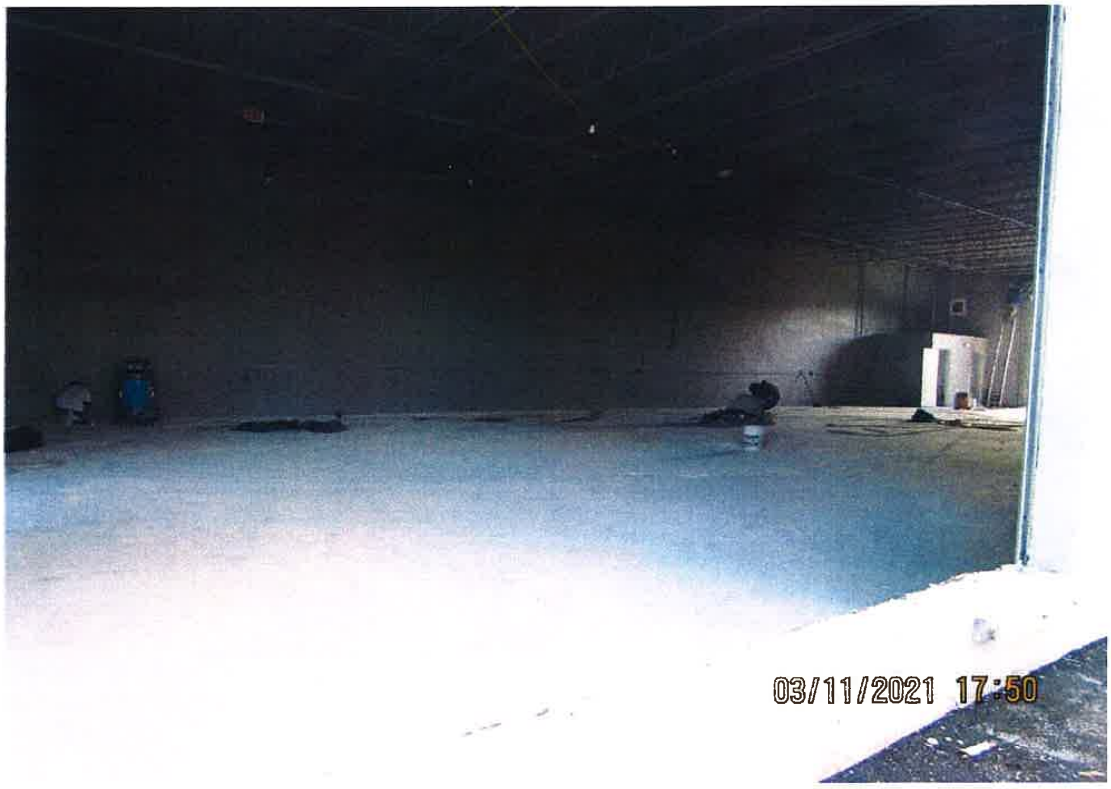
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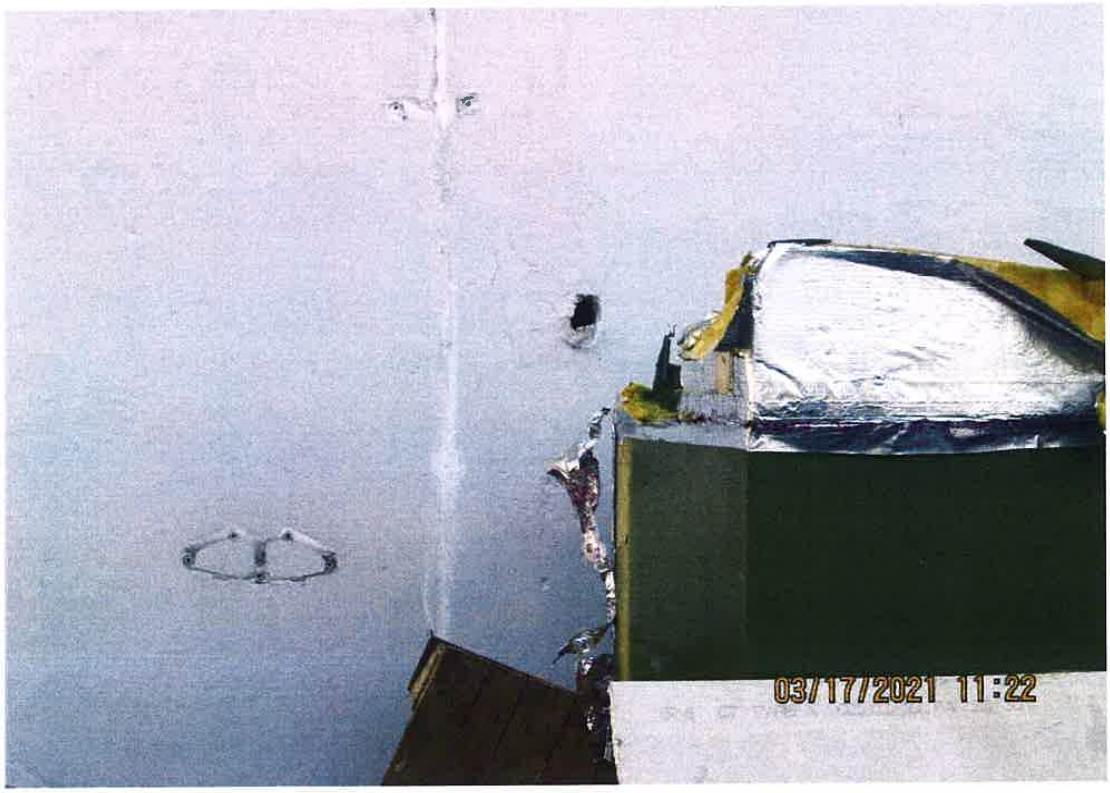
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A
DELIVERIES
TO THE
BACK
05/10/2021 10:13

A
05/10/2021 10:14

05/10/2021 10:14

05/10/2021 10:14

05/10/2021 10:15

FDC
05/10/2021 10:15

05/10/2021 10:15

C
05/10/2021 10:07

B
DELIVERIES
TO THE
BACK
05/10/2021 10:10

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A

Legal Description

Case Status Open **Case #** 5638 **Date Next Inspection** 5/18/2021

Notes
1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections.
3. Interior renovation started without a permit. Obtain plans, permit and inspections.
4. Sealed and patched walls where door existed without a permit. Obtain plans, permit and inspections
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/11/2021		Notice of Violation	Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2021
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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: 5/18/2021

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 $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 23 2021
DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
7012 0470 0001 5589 2283

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Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 23 2021
CURRENT TENANT/DIME INVESTMENTS GROUP LLC
2400 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH #5049 5116 5117 5533 5622 5637
009
7012 0470 0001 5589 2283

U.S. Postal Service™
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For delivery information visit our website at www.usps.com®
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Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 23 2021
HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
10D
7012 0470 0001 5589 2283

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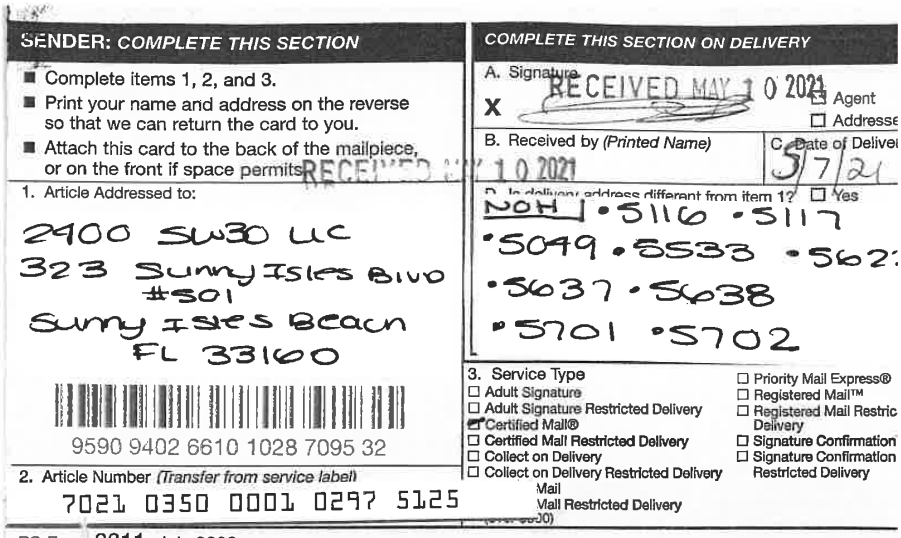
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
Postmark Here
MAY 5 - 2021
TEMPELBERG, JOSEPH/2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160
7021 0350 0001 0297 6290

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check 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 $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
Postmark Here
MAY 5 - 2021
2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
2400 SW 30 AVENUE
PEMBROKE PARK, FL 33009
7021 0350 0001 0297 5125

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage 0.51
Total Postage and Fees $ 8.87
Sent To 2400 SW30 LLC
Street and Apt. No., or PO Box No. 323 SUNNY ISLES BLVD STE 501
City, State, ZIP+4* SUNNY ISLES BEACH, FL 33160
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here
MAY 03 2021
7021 0350 0001 0297 5125



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

2900 SW30 LLC
323 Sunny Isles Blvd
#501
Sunny Isles Beach
FL 33160

9590 9402 6610 1028 7095 32

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 5125

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED MAY 10 2021 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* RECEIVED MAY 10 2021 C. Date of Delivery 5/7/21

D. Is delivery address different from item 1? ☐ Yes
NOH •5116 •5117 •5049 •5533 •562? •5637 •5638 •5701 •5702

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

9590 9402 4839 9032 7040 23

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2276

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AK ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Kouri Gil-19 C. Date of Delivery 5/13/202?

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

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

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	2400 SW30 LLC
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160

ID #	5142 21 01 0109
Millage	0613
Use	48

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W 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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$233,080	$2,066,680	$2,299,760	$1,478,460	
2020	$233,080	$1,110,980	$1,344,060	$1,344,060	$29,007.23
2019	$233,080	$1,101,600	$1,334,680	$1,299,850	$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Portability	0	0	0	0
Assessed/SOH	$1,478,460	$2,299,760	$1,478,460	$1,478,460
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	$1,478,460	$2,299,760	$1,478,460	$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	117087319
8/12/2015	WD-Q	$1,040,000	113173864
3/17/2008	QCD-T	$100	45229 / 1760
11/30/2001	DR*	$100	32519 / 415
8/28/1992	QC*	$100	19928 / 941

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number	L20000397184
FEI/EIN Number	N/A
Date Filed	12/30/2020
State	FL
Status	ACTIVE

Principal Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
12/30/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5638
2400 SW 30 LLC

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2400 SW 30 AVENUE, BAY A, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED 2400 SW 30 LLC
AT 10:14 A.M. /P.M. ON THE 11 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

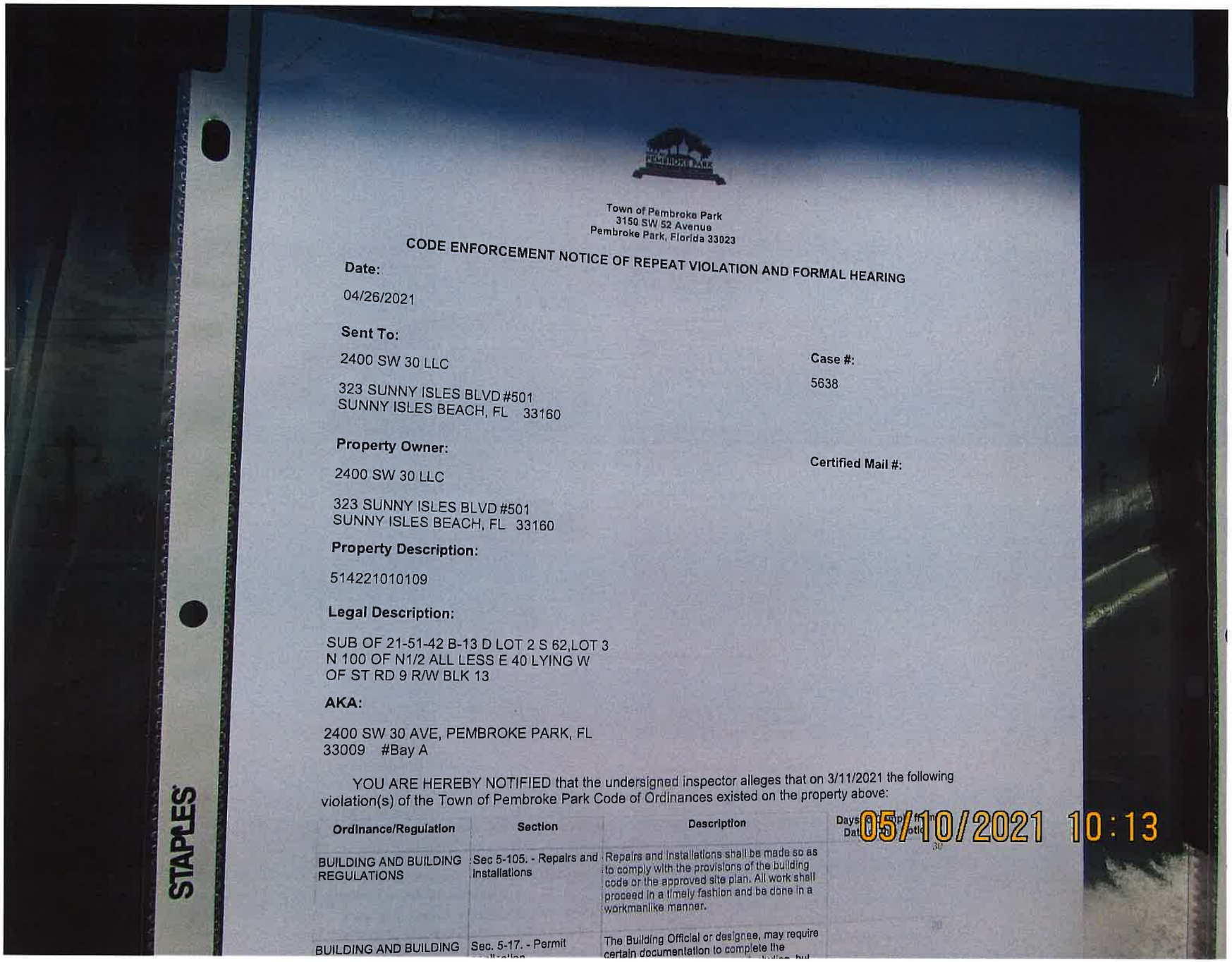
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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

A
DELIVERIES
TO THE
BACK
05/10/2021 10:13



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5638

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay A

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days [illegible] Date
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	
BUILDING AND BUILDING	Sec. 5-17. - Permit	The Building Official or designee, may require certain documentation to complete the	

05/10/2021 10:13

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5638

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay A

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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

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

1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections.
3. Interior renovation started without a permit. Obtain plans, permit and inspections.
4. Sealed and patched walls where door existed without a permit. Obtain plans, 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 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer

4/26/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	5638	03/11/2021

Property Owner:	Property Description:	Certified Mail #:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	514221010109	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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Notes/Means of Correction:

1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections.
3. Interior renovation started without a permit. Obtain plans, permit and inspections.
4. Sealed and patched walls where door existed without a permit. Obtain plans, 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
Chief Code Enforcement Officer

A
DELIVERIES
TO THE
BACK
03/11/2021 18:48

C
03/11/2021 18:53

B
DELIVERIES
TO THE
BACK
03/11/2021 18:53

C
FDC
03/11/2021 17:50

03/11/2021 17:50

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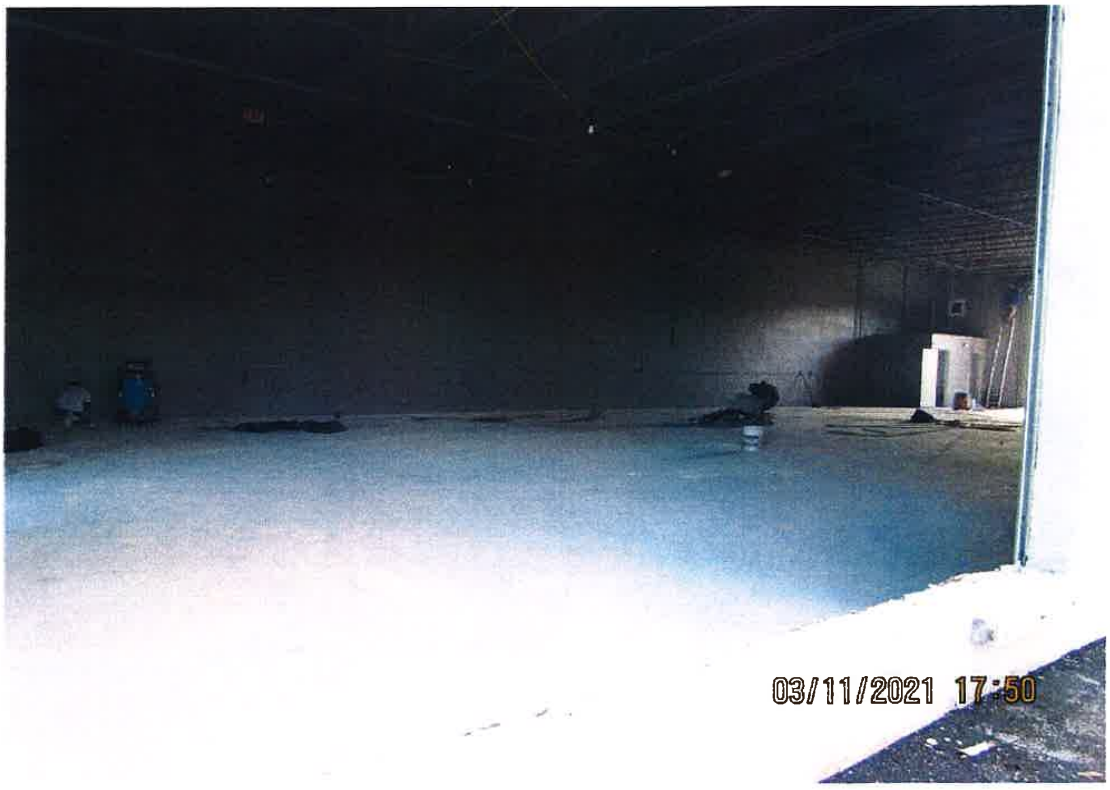
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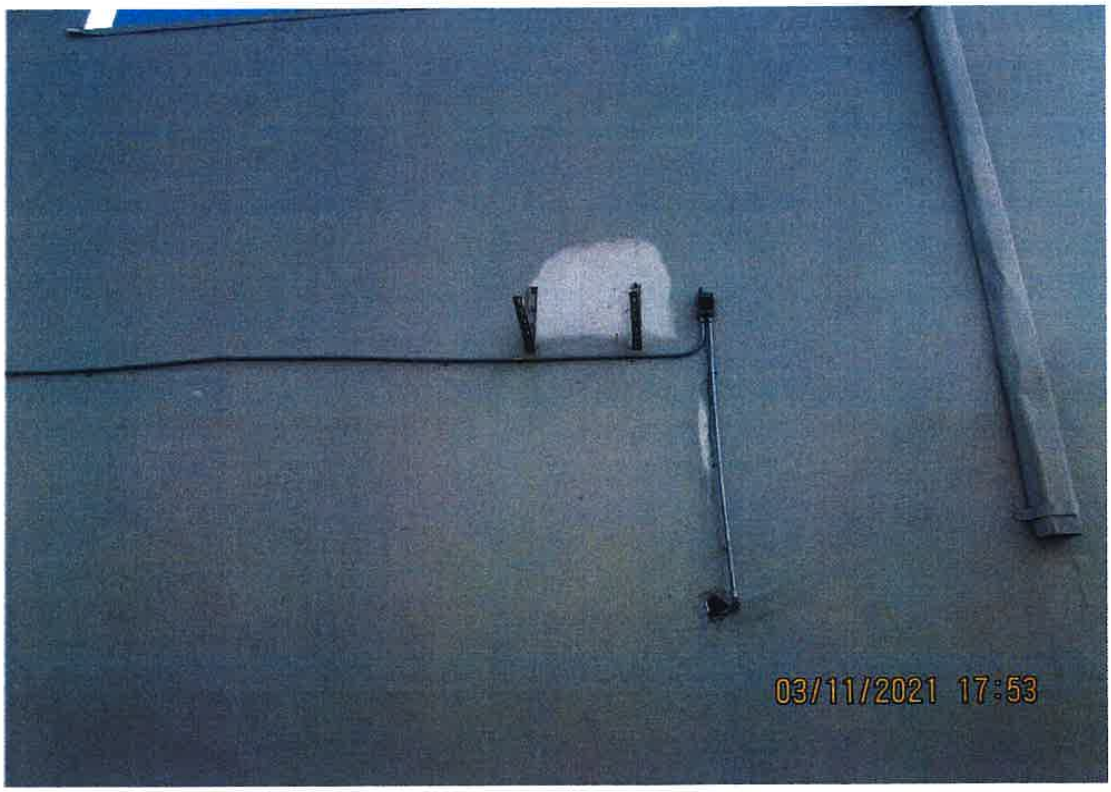
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EXIT
03/11/2021 18:00

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PROFORM
03/11/2021 18:01

03/11/2021 18:01

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03/11/2021 18:01

03/11/2021 18:01

03/11/2021 18:01

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954 544 2
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03/11/2021 18:03

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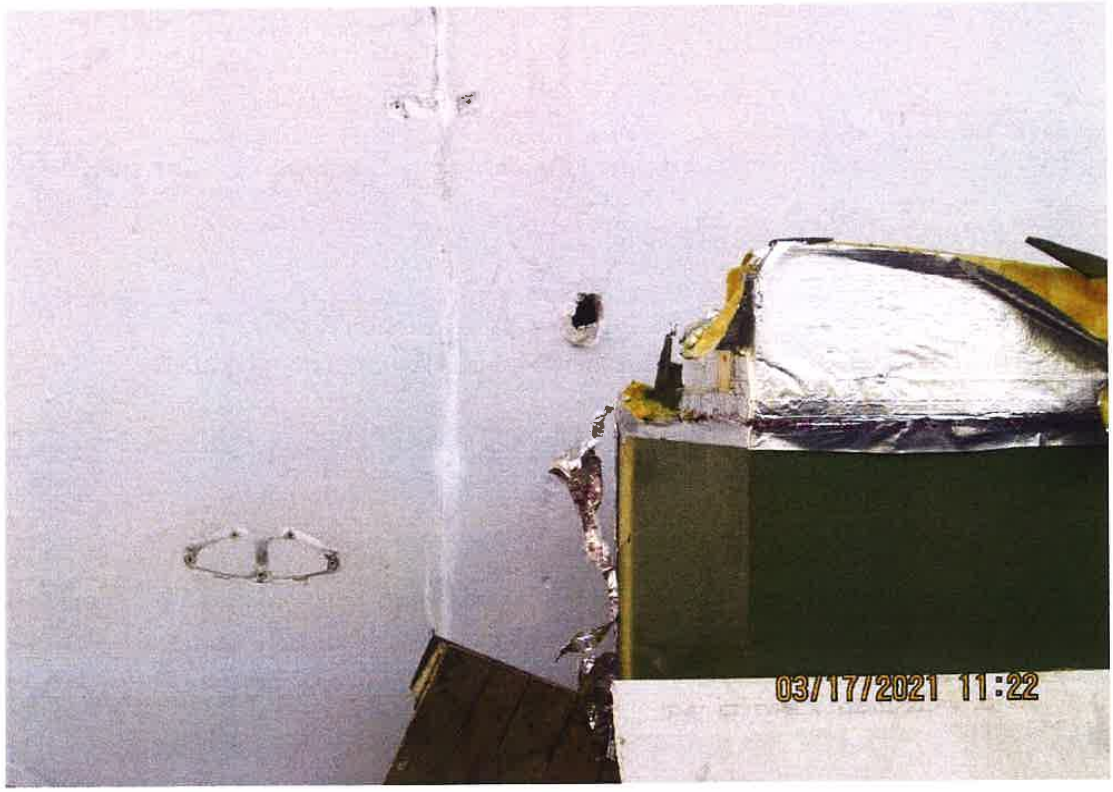
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A
05/10/2021 10:13

05/10/2021 10:14

05/10/2021 10:14

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05/10/2021 10:15

FDC
05/10/2021 10:15

05/10/2021 10:15

C
05/10/2021 10:07

B
DELIVERIES
TO THE
BACK
05/10/2021 10:10

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK HOLDINGS INC	2891 SW 69 CT MIAMI, FL 33155	3715 SW 52 AVE, PEMBROKE PARK, FL 33023 #Current Tenant

Legal Description

Case Status Open **Case #** 5712 **Date Next Inspection** 5/18/2021

Notes

1. Installed awnings without a permit. Obtain plans, after the fact permit and inspections.
2. Installed new water heater without a permit. Obtain plans, after the fact permit and inspections.
3. Installed new electrical for washer and dryer without a permit. Obtain plans, after the fact permit and inspections.
4. Built wooden enclosure for washer and dryer without a permit. Obtain plans, after the fact permit and inspections.
5. Semi truck parked on swale. Remove vehicle. Complied.
6. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/30/2021		Notice of Violation	Regular Mail
4/28/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 5/18/2021

Case Overview

ZONING	Sec. 28-305. - Location in required front yards.	Off-street parking spaces shall not be located in a required front yard except as follows: (a)In any single-family, two-family or T-1 Mobile Home Park District, off-street parking may be located in a required front yard.(b)In the multiple-family and business districts, required off-street parking spaces may be located in a required front yard provided the spaces are so arranged as to preclude backing out on the traveled way of a public street, and meet the provisions contained in the parking design standard on file in the Building Department.(c)In any district where a parking structure is permitted to project into a required front yard, off-street parking spaces within the structure may be located in a required front-yard.(d)Driveway space for access to parking area or drive-in service facilities may be located in a required front yard.(e)In any district, forty (40) percent of the front setback area may be used for off-street parking if a thirty-foot setback is provided and access t...	Not in Compliance - Reinspection Date: 5/18/2021

Code Dept.

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5712

Hasler FIRST-CLASS MAIL
03/30/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

Current Tenant
3715 SW 52 Ave
Pembroke Park, FL 33023

Code Dept.

I OF PEMBROKE PARK

ID AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5712

Hasler FIRST-CLASS MAIL
03/30/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

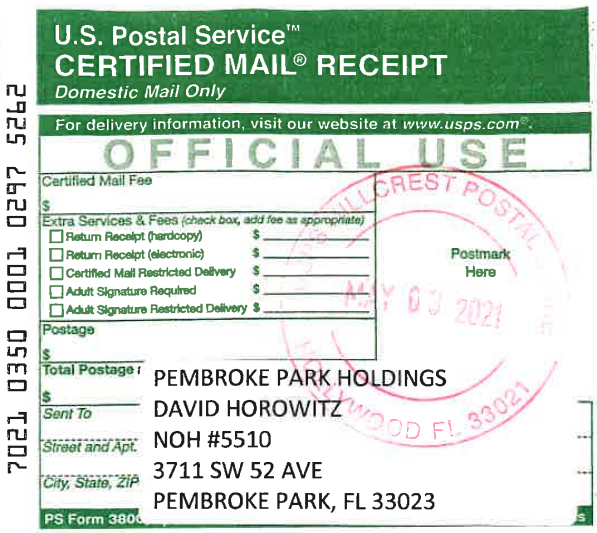
Sent To:

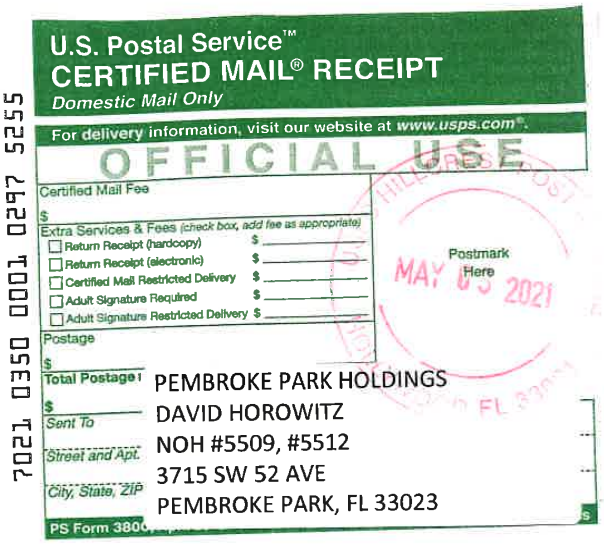
PEMBROKE PARK HOLDINGS INC

2891 SW 69 CT
MIAMI, FL 33155

Case #:

5712


7021 0350 0001 0297 5262
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
Sent To
Street and Apt.
City, State, ZIP
PS Form 3800
Postmark Here
PEMBROKE PARK HOLDINGS
DAVID HOROWITZ
NOH #5510
3711 SW 52 AVE
PEMBROKE PARK, FL 33023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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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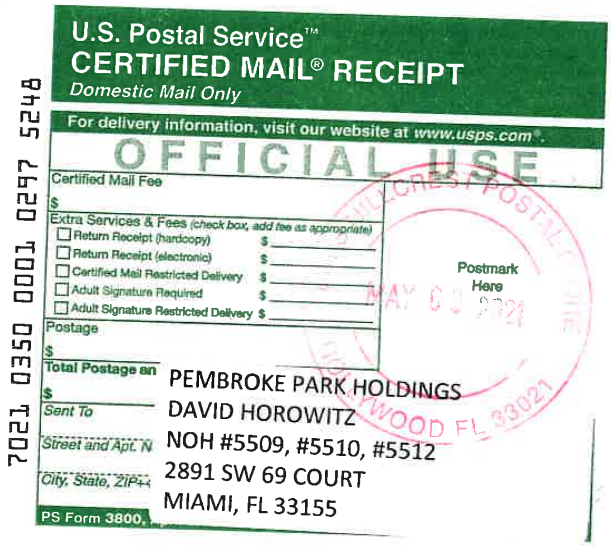
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
Sent To
Street and Apt.
City, State, ZIP
PS Form 3800
Postmark Here
PEMBROKE PARK HOLDINGS
DAVID HOROWITZ
NOH #5509, #5512
3715 SW 52 AVE
PEMBROKE PARK, FL 33023


7021 0350 0001 0297 5248
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
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City, State, ZIP+
PS Form 3800
Postmark Here
PEMBROKE PARK HOLDINGS
DAVID HOROWITZ
NOH #5509, #5510, #5512
2891 SW 69 COURT
MIAMI, FL 33155

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3715 SW 52 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 13 0280
Property Owner	PEMBROKE PARK HOLDINGS INC	Millage	0613
Mailing Address	2891 SW 69 CT MIAMI FL 33155	Use	01
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 23 D		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$130,670	$77,880	$208,550	$208,550	
2020	$130,670	$77,880	$208,550	$208,550	$4,500.88
2019	$130,670	$296,280	$426,950	$426,950	$9,322.03

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$208,550	$208,550	$208,550	$208,550
Portability	0	0	0	0
Assessed/SOH	$208,550	$208,550	$208,550	$208,550
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	$208,550	$208,550	$208,550	$208,550

Sales History

Date	Type	Price	Book/Page or CIN
9/18/2002	WD*	$532,500	33853 / 1397
8/21/1996	WD	$200,000	25370 / 948
5/1/1975	WD	$75,000	6217 / 718
4/1/1971	WD	$46,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	65,337	SF
Adj. Bldg. S.F. (Card, Sketch)		2963
Units		2
Eff./Act. Year Built: 1950/1949		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK HOLDINGS, INC.

Filing Information

Document Number	P02000099075
FEI/EIN Number	20-0339794
Date Filed	09/12/2002
State	FL
Status	ACTIVE

Principal Address

2891 S.W. 69 COURT
MIAMI, FL 33155

Changed: 01/06/2010

Mailing Address

2891 S.W. 69 COURT
MIAMI, FL 33155

Changed: 01/06/2010

Registered Agent Name & Address

HOROWITZ , DAVID
2891 S.W. 69 COURT
MIAMI, FL 33155

Name Changed: 04/28/2014

Address Changed: 01/06/2010

Officer/Director Detail

Name & Address

Title PD

HOROWITZ, DAVID, MR.
2891 S.W. 69 COURT
MIAMI, FL 33155

Title VP

HOROWITZ, STEVE, MR.

2891 S.W. 69 COURT
MIAMI, FL 33155

Annual Reports

Report Year	Filed Date
2019	04/22/2019
2020	05/01/2020
2021	04/22/2021

Document Images

04/22/2021 -- ANNUAL REPORT	View image in PDF format
05/01/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
03/10/2018 -- ANNUAL REPORT	View image in PDF format
04/22/2017 -- ANNUAL REPORT	View image in PDF format
04/18/2016 -- ANNUAL REPORT	View image in PDF format
04/13/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/27/2012 -- ANNUAL REPORT	View image in PDF format
02/18/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
03/26/2009 -- ANNUAL REPORT	View image in PDF format
01/18/2008 -- ANNUAL REPORT	View image in PDF format
01/11/2007 -- ANNUAL REPORT	View image in PDF format
05/11/2006 -- ANNUAL REPORT	View image in PDF format
04/14/2005 -- ANNUAL REPORT	View image in PDF format
05/03/2004 -- ANNUAL REPORT	View image in PDF format
04/25/2003 -- ANNUAL REPORT	View image in PDF format
09/12/2002 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5712
PEMBROKE PARK HOLDINGS INC.
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK HOLDINGS INC. TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 3715 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED PEMBROKE PARK HOLDINGS INC AT 2:30 A.M. /P.M. ON THE 7 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

3711
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R
05/07/2021 15:29

3711
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05/07/2021 15:29

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/28/2021

Sent To:

PEMBROKE PARK HOLDINGS INC

2891 SW 69 CT
MIAMI, FL 33155

Case #:

5712

Property Owner:

PEMBROKE PARK HOLDINGS INC

2891 SW 69 CT
MIAMI, FL 33155

Certified Mail #:

Property Description:

514230130280

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 23 D

AKA:

3715 SW 52 AVE, PEMBROKE PARK, FL
33023 #Current Tenant

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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
ZONING	Sec. 28-305. - Location in required front yards.	Off-street parking spaces shall not be located in a required front yard except as follows: (a)In any single-family, two-family or T-1 Mobile Home Park District, off-street parking may be located in a required front yard.(b)In the multiple-family and business districts, required off-street parking spaces may be located in a required front yard provided the spaces are so arranged as to preclude backing out on the traveled way of a public street, and meet the provisions contained in the parking design standard on file in the Building Department.(c)In any district where a parking structure is permitted to project into a required front yard, off-street parking spaces within the structure may be located in a required front-yard.(d)Driveway space for access to parking area or drive-in service facilities may be located in a required front yard.(e)In any district, forty (40) percent of the front setback area may be used for off-street parking if a thirty-foot setback is provided and access t...	30

1. Installed awnings without a permit. Obtain plans, after the fact permit and inspections.
2. Installed new water heater without a permit. Obtain plans, after the fact permit and inspections.
3. Installed new electrical for washer and dryer without a permit. Obtain plans, after the fact permit and inspections.
4. Built wooden enclosure for washer and dryer without a permit. Obtain plans, after the fact permit and inspections.
5. Semi truck parked on swale. Remove vehicle. Complied.
6. 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 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer

4/28/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK HOLDINGS INC 2891 SW 69 CT MIAMI, FL 33155	5712	03/30/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK HOLDINGS INC 2891 SW 69 CT MIAMI, FL 33155	514230130280	
Legal Description:	**AKA:**	
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 23 D	3715 SW 52 AVE, PEMBROKE PARK, FL 33023 #Current Tenant	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed awnings without a permit. Obtain plans, after the fact permit and inspections.
2. Installed new water heater without a permit. Obtain plans, after the fact permit and inspections.
3. Installed new electrical for washer and dryer without a permit. Obtain plans, after the fact permit and inspections.
4. Built wooden enclosure for washer and dryer without a permit. Obtain plans, after the fact permit and inspections.
5. Semi truck parked on swale. Remove vehicle.
6. Double permit fee assessed.

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

Joseline Ramirez
Chief Code Enforcement Officer

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

Sent To:

PEMBROKE PARK HOLDINGS INC

2891 SW 69 CT
MIAMI, FL 33155

Case #:

5712

Date:

3/30/2021 12:00:00 AM

Property Owner:

PEMBROKE PARK HOLDINGS INC

2891 SW 69 CT
MIAMI, FL 33155

Property Description:

514230130280

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 23 D

AKA:

3715 SW 52 AVE, PEMBROKE PARK, FL 33023 #Current Tenant

Mailing Purposes Only

1697
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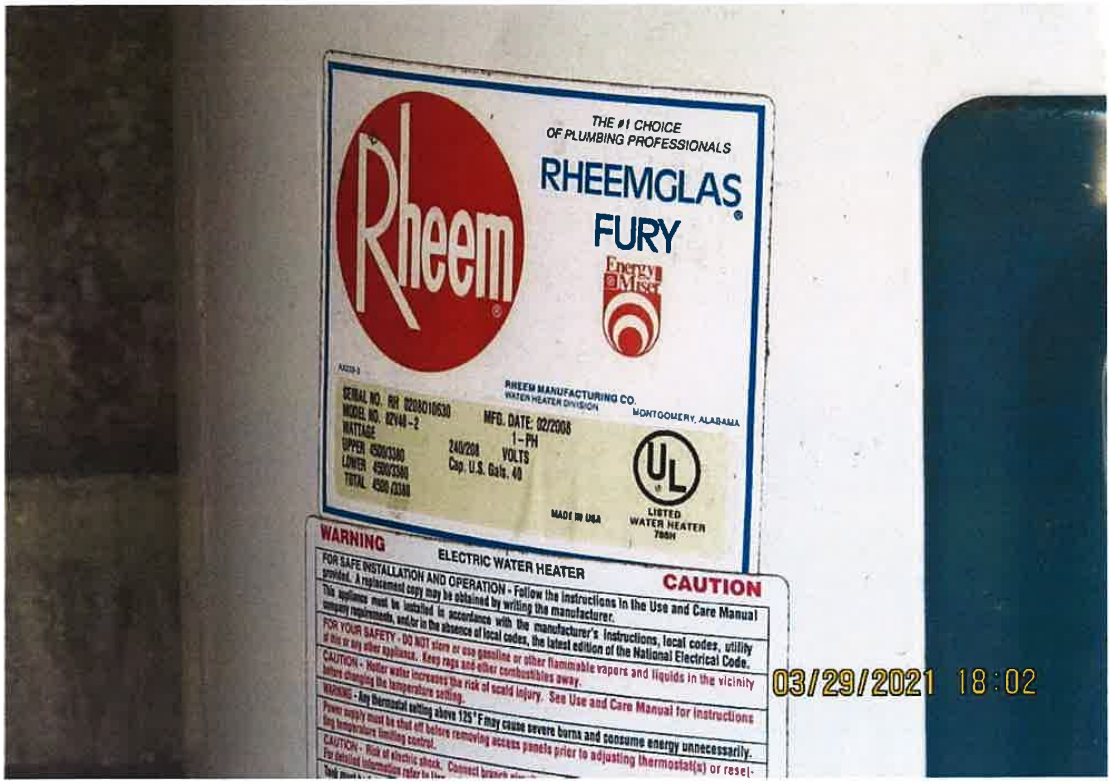
EverKleen
03/29/2021 18:02


Rheem
THE #1 CHOICE
OF PLUMBING PROFESSIONALS
RHEEMGLAS
FURY
RHEEM MANUFACTURING CO.
WATER HEATER DIVISION
MONTGOMERY, ALABAMA
MFG. DATE: 02/2008
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240/208 VOLTS
Cap. U.S. Gals. 40
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WARNING
ELECTRIC WATER HEATER
CAUTION
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Rheem
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Compare the Energy Use of this Water Heater
with Others Before You Buy.
This Model Uses
4775 kWh/year
Uses Least Energy
4622
Uses Most Energy
4878
Electric water heaters that use fewer kWh/year cost less to operate.
This model's estimated yearly operating cost is:
$411
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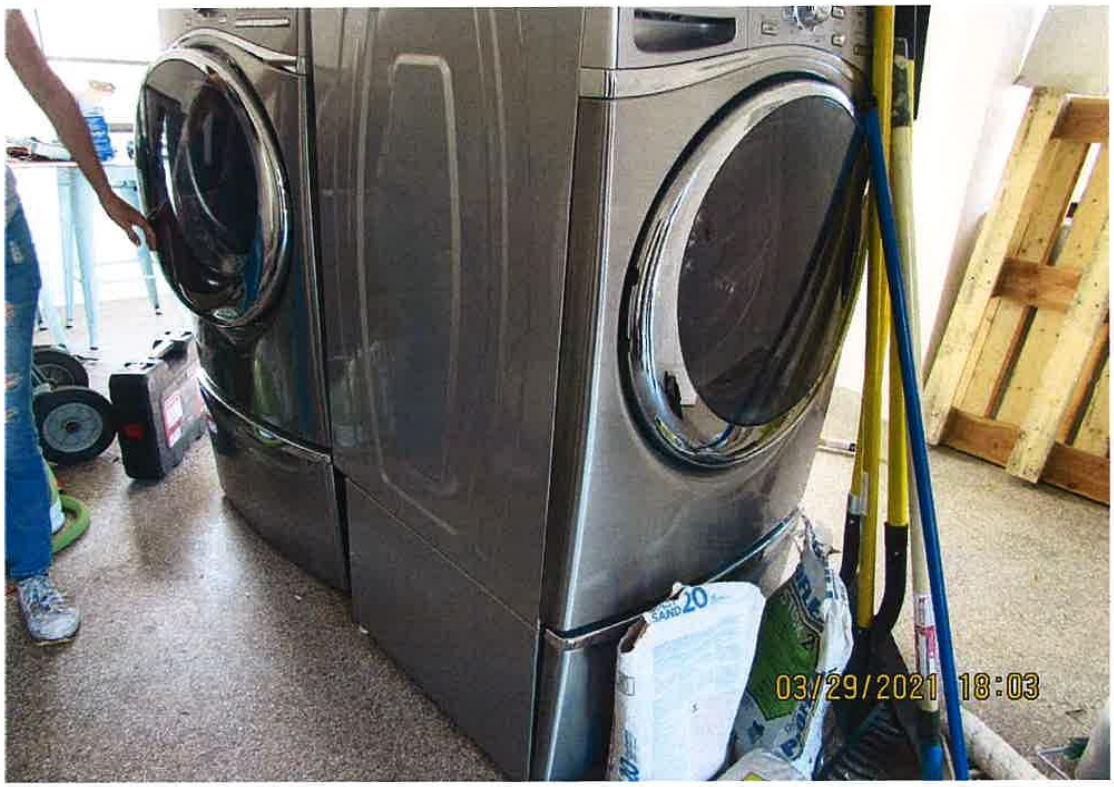
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Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD /A&B Recycling	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5523 **Date Next Inspection** 5/18/2021

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses and Town's ROW. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE.
3. Overgrown vegetation in front of property. Trees need trimming.
4. Dirt build up on Town's ROW and property. Maintenance is required (pressure washing).
5. If owner fails to clear Town's Row, the Town of Pembroke Park will remove all obstructing material at the expense of the owner.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/3/2021		Notice of Violation	Certified Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 5/18/2021
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 5/18/2021
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 5/18/2021

Case Overview

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 5/18/2021
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: 5/18/2021
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VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 5/18/2021
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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ANDERSON GERALD
NOH #5523, 5297
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6953 76

2. Article Number (Transfer from service label)

7021 0350 0001 0297 5217

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

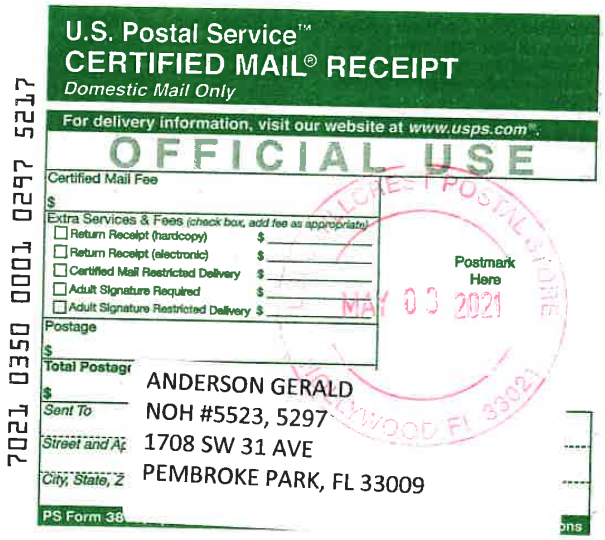
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED MAY 07 2021

3. Service Type

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

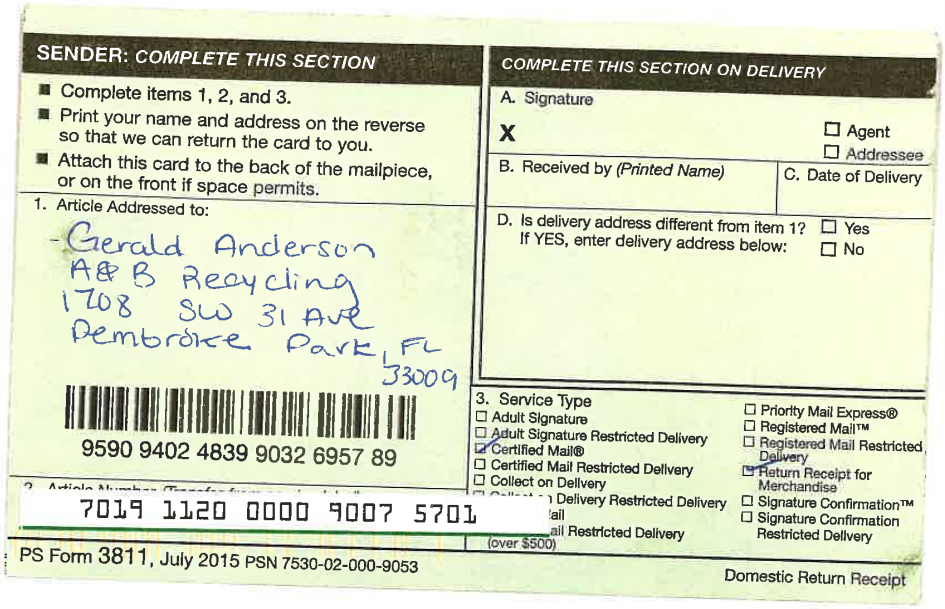
Total Postage
$

Sent To ANDERSON GERALD
Street and Apt. NOH #5523, 5297
City, State, ZIP 1708 SW 31 AVE
PEMBROKE PARK, FL 33009

PS Form 38

Postmark Here
MAY 03 2021

7021 0350 0001 0297 5217



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Gerald Anderson
A&B Recycling
1708 SW 31 Ave
Pembroke Park, FL
33009

9590 9402 4839 9032 6957 89

7019 1120 0000 9007 5701

COMPLETE THIS SECTION ON DELIVERY

A. Signature

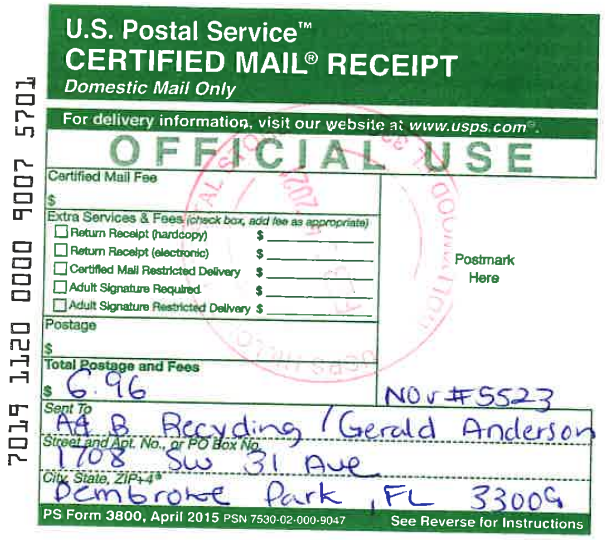
X ☐ Agent ☐ Addressee

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

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

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 6.96

Postmark Here

NOV #5523

Sent To
A&B Recycling / Gerald Anderson
Street and Apt. No., or PO Box No.
1708 SW 31 Ave
City, State, ZIP+4®
Pembroke Park, FL 33009

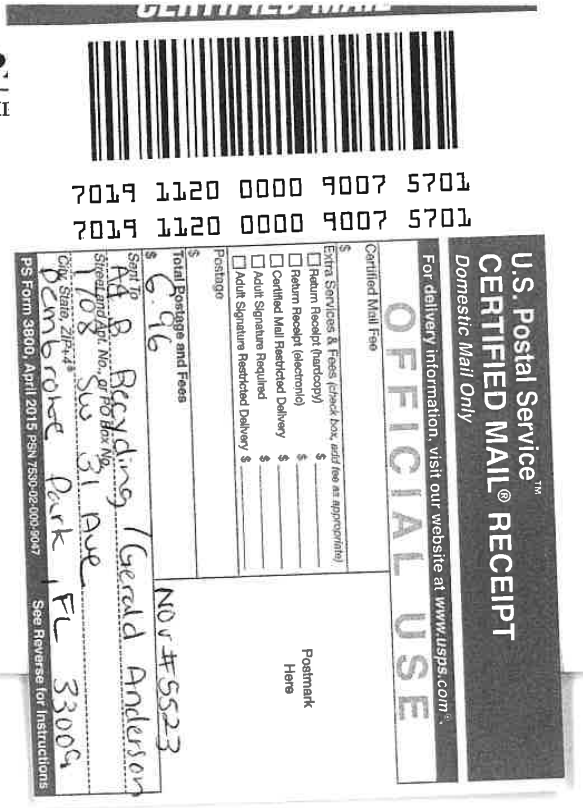
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 5701

[OF PEMBROKE P.

ND AVENUE • PEMBROKE PARK; FLORII

NOV #5523



Hasler
02/04/2021
US POSTAGE $006.96⁰

ZIP 33023
011D10656696

Detail by Entity Name

Florida Profit Corporation
A&B RECYCLING, INC.

Filing Information

Document Number	P97000021980
FEI/EIN Number	07-3654268
Date Filed	03/11/1997
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/22/2000
Event Effective Date	NONE

Principal Address

1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Mailing Address

1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

ANDERSON, GERALD
1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Officer/Director Detail

Name & Address

Title P

HAYES, MIRIAN
3301 W. LAKE PLACE
MIRAMAR, FL 33023

Annual Reports

Report Year	Filed Date
1998	08/27/1998
1999	10/22/1999

Document Images

10/22/1999 -- ANNUAL REPORT	View image in PDF format
08/27/1998 -- ANNUAL REPORT	View image in PDF format
03/11/1997 -- Domestic Profit Articles	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$120,830	$40,130	$160,960	$160,960	
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44
2019	$103,570	$40,470	$144,040	$136,290	$3,027.98

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$160,960	$160,960	$160,960	$160,960
Portability	0	0	0	0
Assessed/SOH	$160,960	$160,960	$160,960	$160,960
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	$160,960	$160,960	$160,960	$160,960

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$10.50	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5523
GERALD ANDERSON/A&B RECYCLING
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: GERALD ANDERSON/A&B RECYCLING TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 1708 SW 31 AVENUE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED GERALD ANDERSON/A&B RECYCLING AT 9:41 (A.M.)/P.M. ON THE 11 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

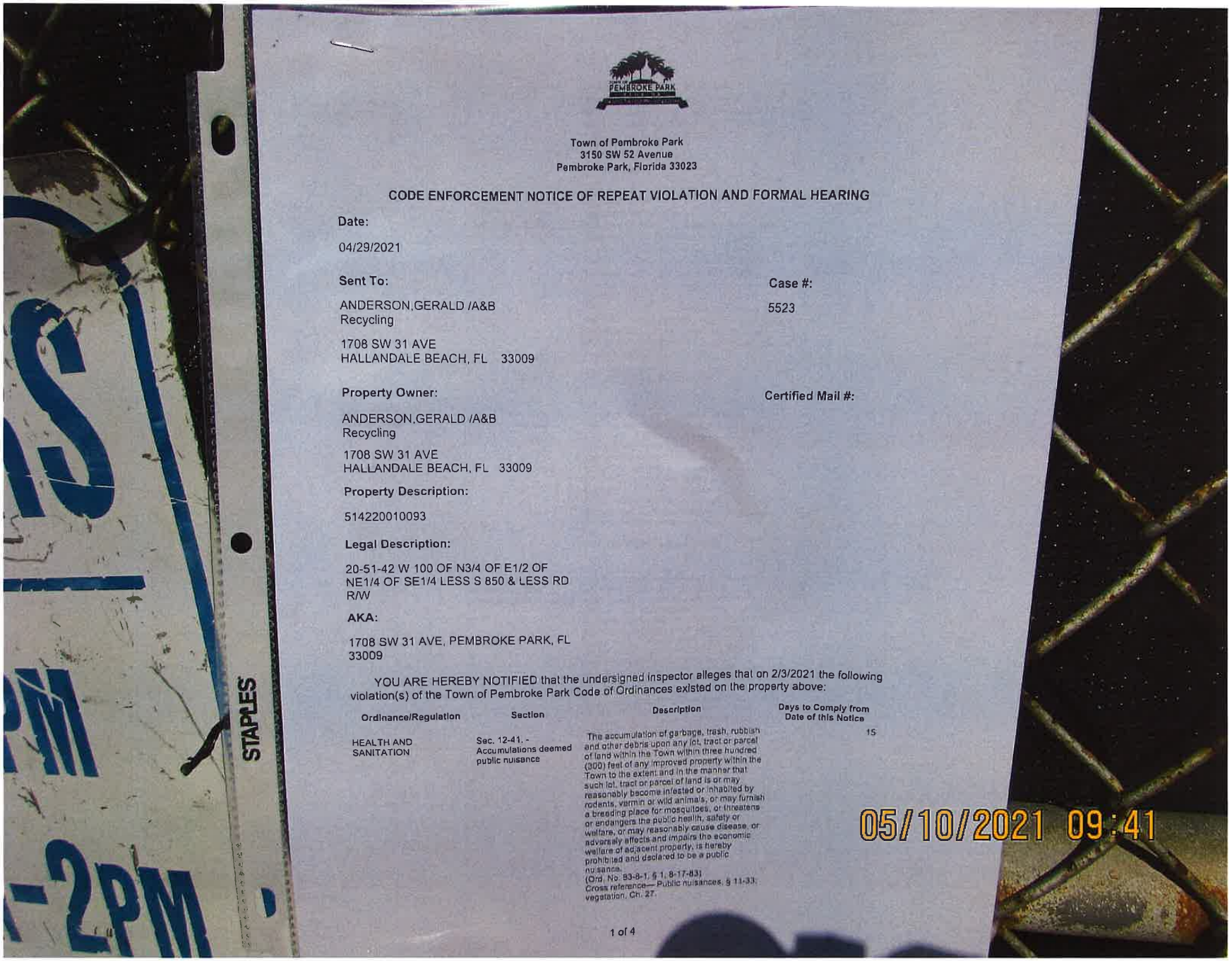
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by JOSELINE RAMIREZ as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Service

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

BUSINESS HOURS
MON-FRI 8AM-5PM
SATURDAY 8AM-2PM
SUNDAY Closed
Emergency
954-209-4433
A&R RECYCLING
05/10/2021 09:41



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

ANDERSON,GERALD /A&B
Recycling

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

5523

Property Owner:

ANDERSON,GERALD /A&B
Recycling

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/3/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 93-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	15

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

ANDERSON,GERALD /A&B
Recycling

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

5523

Property Owner:

ANDERSON,GERALD /A&B
Recycling

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

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VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	15
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1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses and Town's ROW. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE.
3. Overgrown vegetation in front of property. Trees need trimming.
4. Dirt build up on Town's ROW and property. Maintenance is required (pressure washing).
5. If owner fails to clear Town's Row, the Town of Pembroke Park will remove all obstructing material at the expense of the owner.

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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

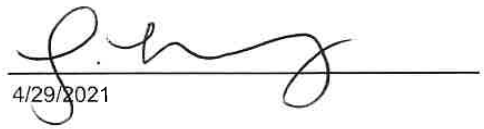
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer



4/29/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ANDERSON,GERALD /A&B Recycling 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	5523	02/03/2021

Property Owner:	Property Description:	Certified Mail #:
ANDERSON,GERALD /A&B Recycling 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	

Legal Description:	AKA:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/3/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	15
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	15

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	15
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	15
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	15
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	15

VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	15
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	15

Notes/Means of Correction:

1. Property has scraps metal and various materials on Town's Right of Way. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses and Town's ROW. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal. Business owner is only allowed to operate within 1708 SW 31 AVE.
3. Overgrown vegetation. Trees need trimming.
4. Dirt build up on Town's ROW and property. Maintenance is required (pressure washing).
5. If owner fails to clear Town's Row, the Town of Pembroke Park will remove all obstructing material at the expense of the owner.

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

01/27/2021 14:13

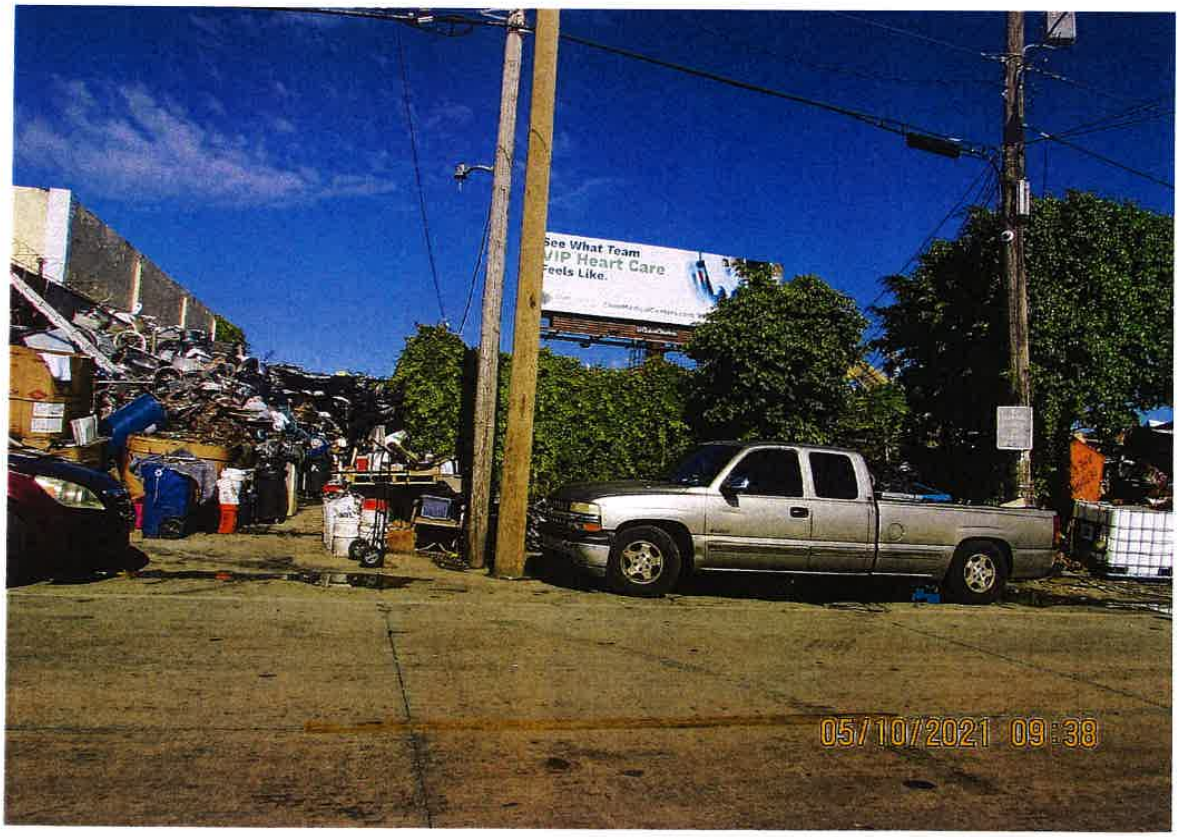
01/27/2021 14:12

01/27/2021 14:13

05/10/2021 09:40

05/10/2021 09:40

NO
STOPPING
STANDING
OR
PARKING
05/10/2021 09:38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VIP Heart Care
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1708-98 S.W. 31 AVE
954-987-5553
05/10/2021 09:41

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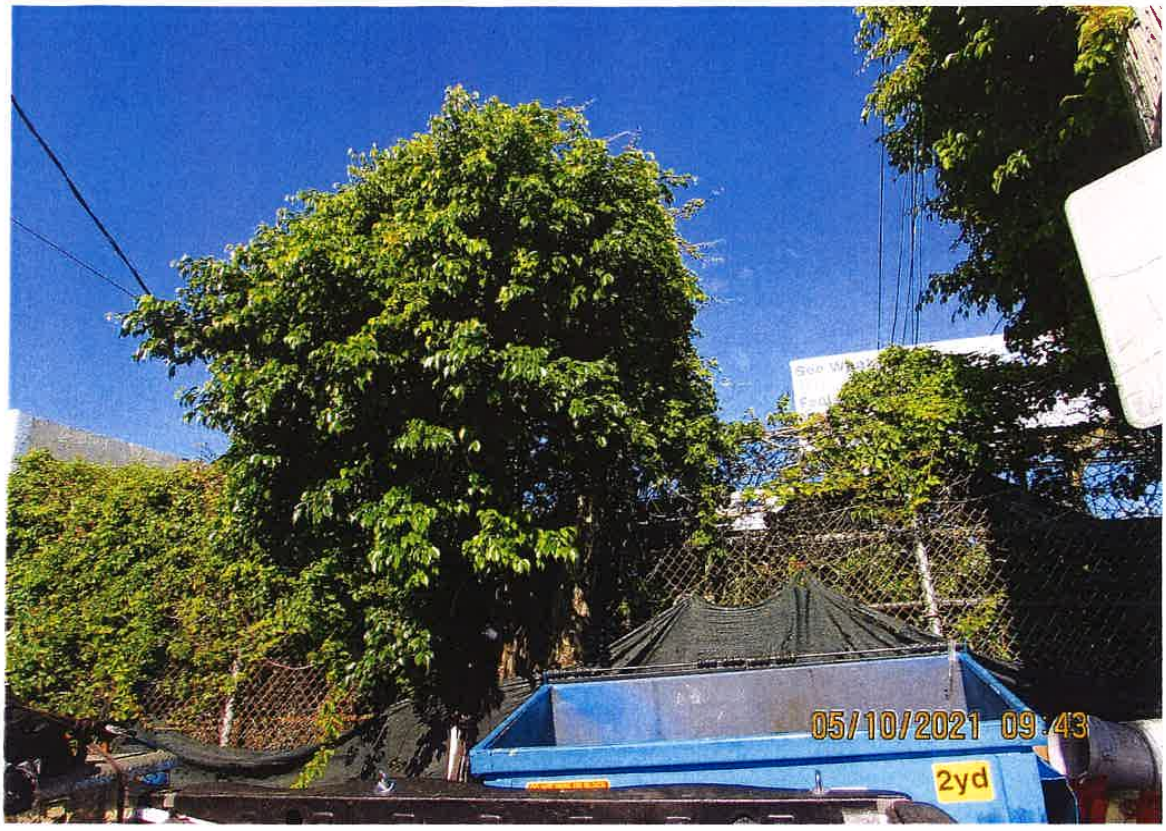
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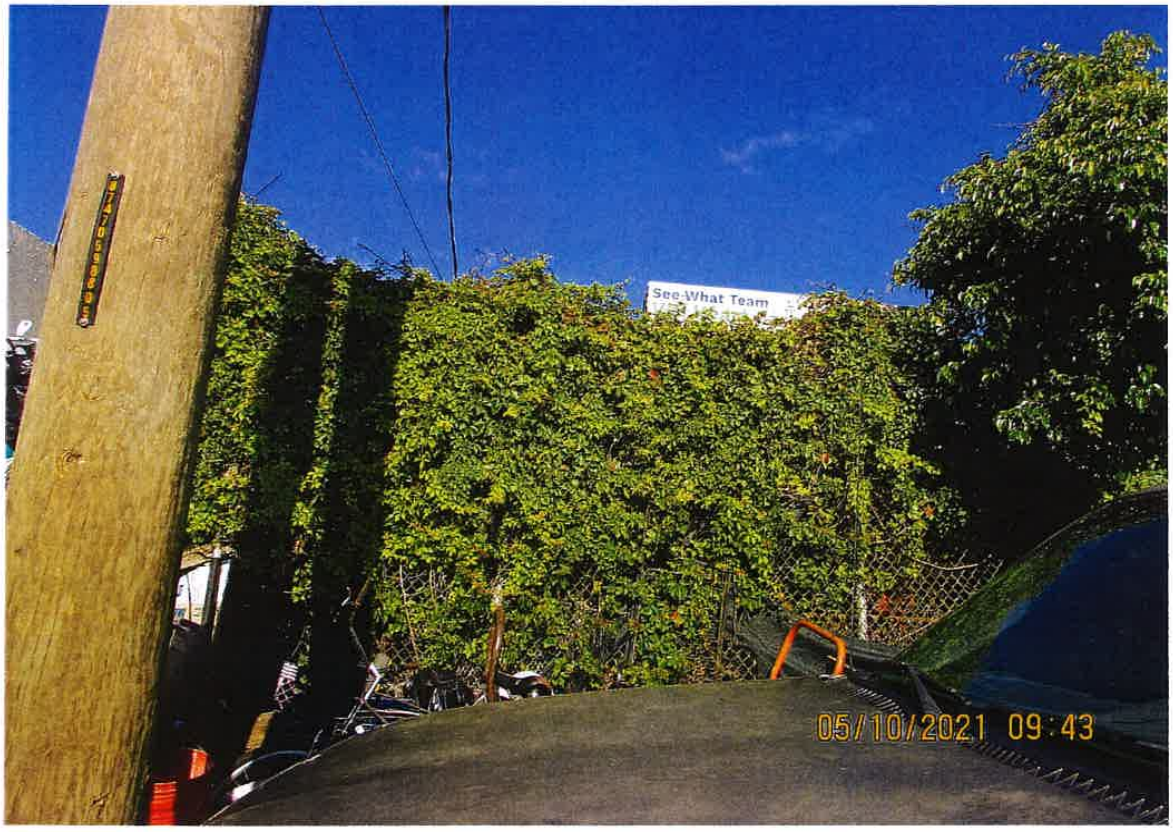
See What Team
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LET'S
DO
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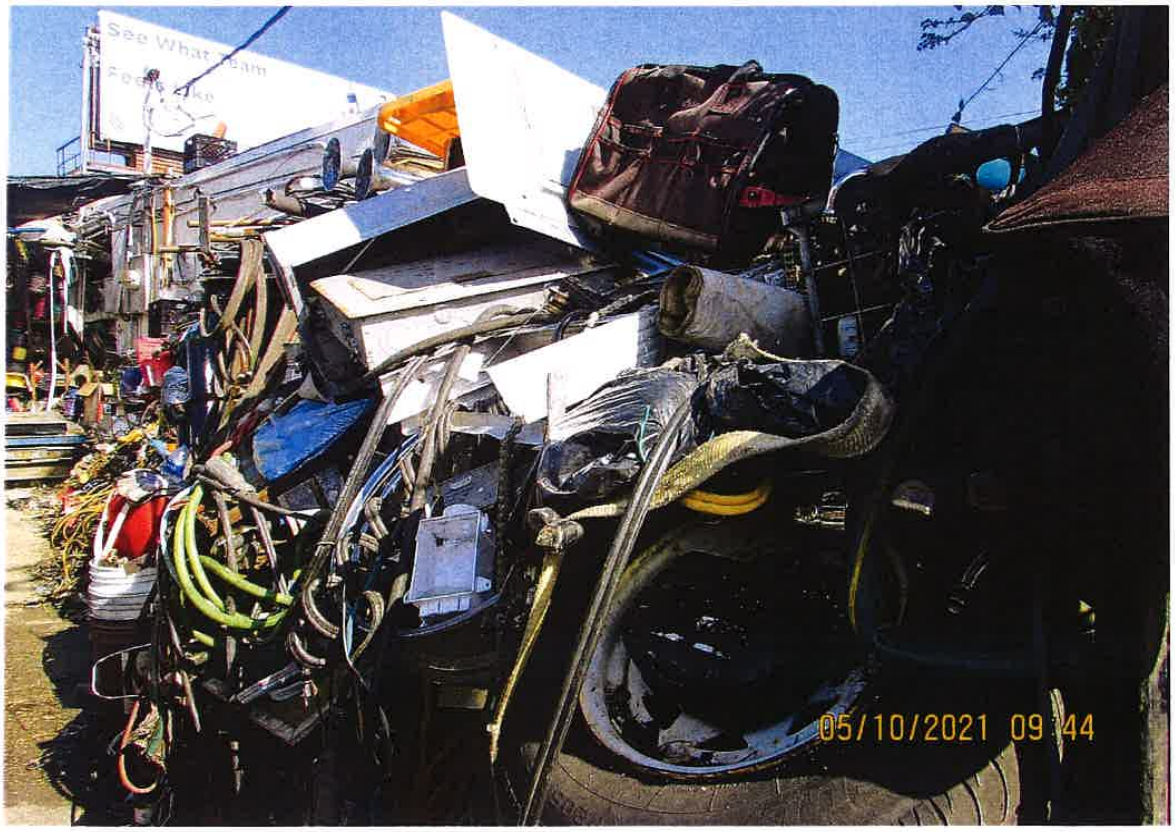
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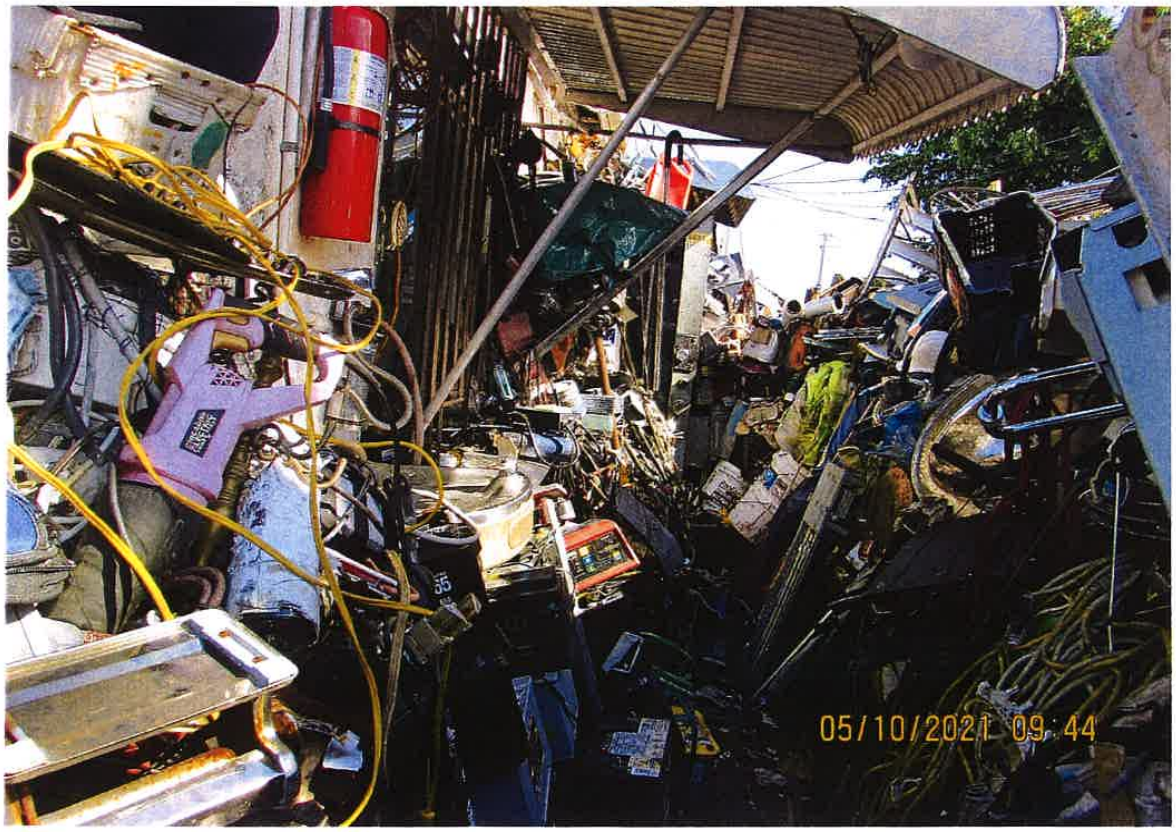
05/10/2021 09:44

01/27/2021 14:13

01/27/2021 14:12

Case Overview

Property/Incident Information

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

Legal Description

Case Status Open **Case #** 4578 **Date Next Inspection** 5/18/2021

Notes Property has more than 10 abandon vehicles without tags. Property Owner must remove all abandon vehicles without tags from property immediately.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/17/2019		Notice of Violation	Posted to Property Regular Mail
8/7/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail/Regular Mail
8/28/2019	8/22/2019	Final Order	Certified Mail/Regular Mail
1/7/2020	1/23/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail/Regular Mail
1/7/2020		Affidavit of Non-Compliance	Certified Mail/Regular Mail
1/29/2020	1/23/2020	Supplemental Order/Claim of Lien	Certified Mail Regular Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Abate Fine	Certified Mail Regular Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Abate Fine	Certified Mail/Affidavit of Service
4/26/2021	4/13/2021	Abate Order	Certified Mail/Affidavit of Service
5/5/2021	5/18/2021	Notice of Formal Hearing - Abate Fine	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 5/18/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$7,700.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

			Total Fines	$7,900.00

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$7,900.00

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

Postage
$

Total Postage and
$ 6.96

Sent To
THE POLO CLUB INC./DREWBOY INC.
NOH #4578, #5545

Street and Apt. No.
5590 W HALLANDALE BEACH BLVD

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

PS Form 3800, A

MAY 5 - 2021
FLORIDA 33021

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7021 0350 0001 0297 6337

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

Postage
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Total Postage
$ 6.96

Sent To
DREWBOY INC./ THE POLO CLUB INC
NOH #4578, #5545

Street and Apt.
3056 S STATE ROAD 7 #55

City, State, ZIP
MIRAMAR, FL 33023

PS Form 3800

MAY 5 - 2021
FLORIDA 33023

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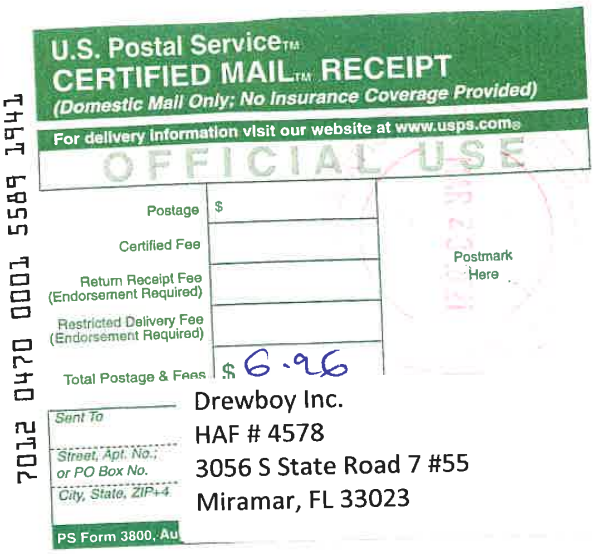

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Street, Apt. No.; or PO Box No.
City, State, ZIP+4

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7012 0470 0001 5589 1941

Drewboy Inc.
HAF # 4578
3056 S State Road 7 #55
Miramar, FL 33023

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Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 6.96

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City, State, ZIP+4

PS Form 3800, Aug

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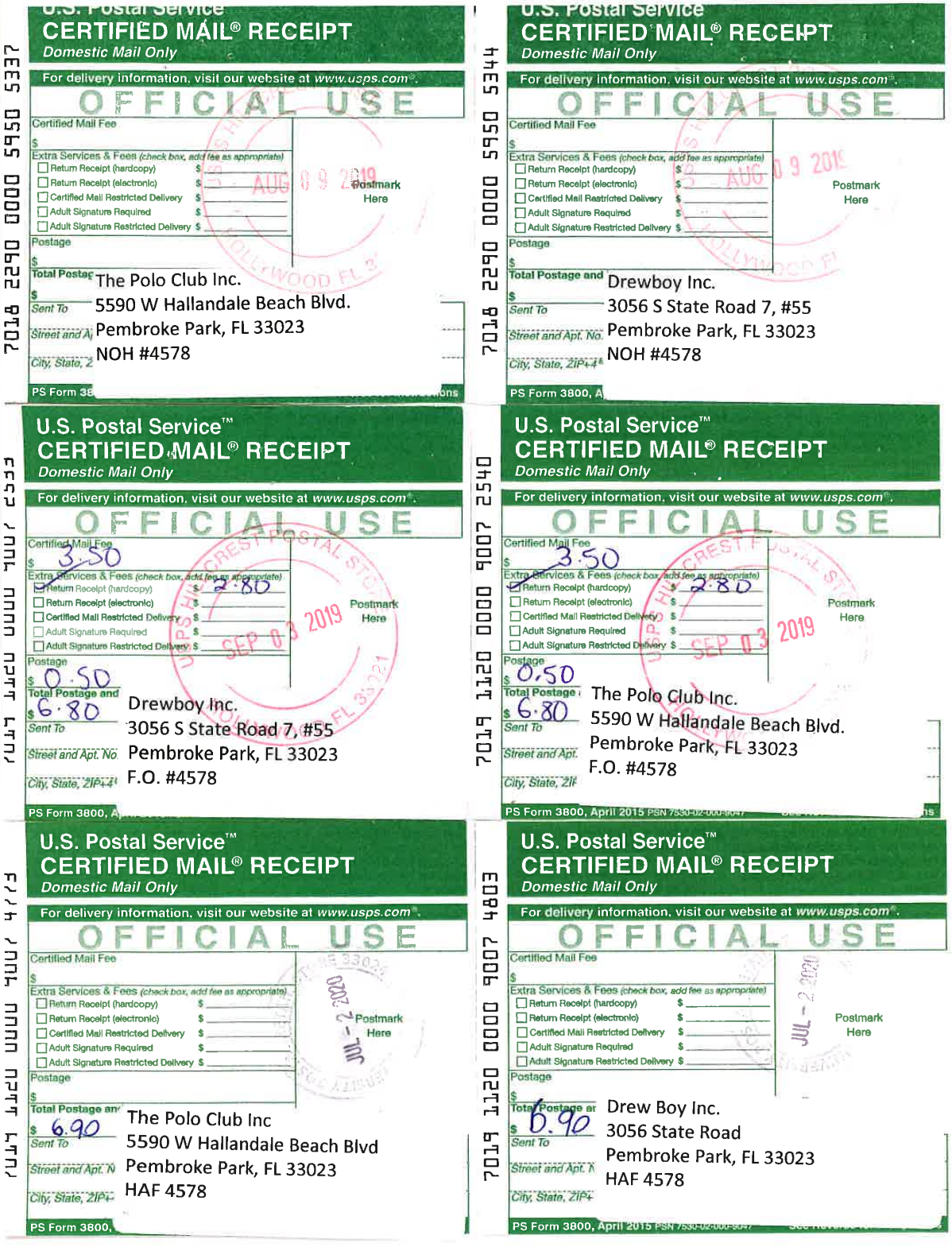
The Polo Club Inc.
HAF # 4578
5590 W Hallandale Beach Blvd
Pembroke Park, FL 33023



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City, State, ZIP+4®

The Polo Club Inc.
5590 W Hallandale Beach Blvd.
Pembroke Park, FL 33023
NOH #4578

PS Form 3800,

AUG 09 2019

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- Adult Signature Required $
- Adult Signature Restricted Delivery $

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

Drewboy Inc.
3056 S State Road 7, #55
Pembroke Park, FL 33023
NOH #4578

PS Form 3800, A

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

Drewboy Inc.
3056 S State Road 7, #55
Pembroke Park, FL 33023
F.O. #4578

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Postage
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Total Postage
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Street and Apt.
City, State, ZIP

The Polo Club Inc.
5590 W Hallandale Beach Blvd.
Pembroke Park, FL 33023
F.O. #4578

PS Form 3800, April 2015 PSN 7530-02-000-8047

SEP 03 2019

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- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
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Sent To
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City, State, ZIP+

The Polo Club Inc
5590 W Hallandale Beach Blvd
Pembroke Park, FL 33023
HAF 4578

PS Form 3800,

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
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Sent To
Street and Apt. N
City, State, ZIP+

Drew Boy Inc.
3056 State Road
Pembroke Park, FL 33023
HAF 4578

PS Form 3800, April 2015 PSN 7530-02-000-8047

JUL - 2 2020

Postmark Here

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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
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Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
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Drewboy Inc.
3056 S State Road 7 #55
Pembroke Park, FL 33023
HCF/AONC#4578

7018 2290 0000 5950 5764
The Polo Club Inc.
5590 W Hallandale Beach Blvd
Pembroke Park, FL 33023
HCF/AONC#4578

7016 3010 0000 1234 6613
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Return Receipt (hardcopy) 2.85
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3056 S State Road 7 #55
Pembroke Park, FL 33023
S.O.C.L#4578

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The Polo Club Inc.
5590 W Hallandale Beach Blvd
Pembroke Park, FL 33023
S.O.C.L#4578

7021 0350 0001 0297 5781
Drewboy INC The Polo Club INC
SOCL #4578
5590 W Hallandale Beach Blvd,
Pembroke Park, FL 33023

7021 0350 0001 0297 5798
Drewboy INC The Polo Club INC
SOCL/AO #4578
3056 S State Road 7 #55,
Miramar, FL 33023

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

ID #	5142 30 14 0031
Millage	0613
Use	21

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$253,050	$686,550	$939,600	$939,600	
2020	$253,050	$686,550	$939,600	$939,600	$20,278.26
2019	$253,050	$652,650	$905,700	$903,600	$19,743.35

2021* Exemptions and Taxable Values by Taxing Authority

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

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
THE POLO CLUB, INC.

Filing Information

Document Number	P05000090259
FEI/EIN Number	20-3041539
Date Filed	06/23/2005
State	FL
Status	ACTIVE

Principal Address

5590 WEST HALLANDALE BEACH BOULEVARD
PEMBROKE PARK, FL 33023

Mailing Address

3056 S.State Rd 7
#55
miramar, FL 33023

Changed: 04/13/2013

Registered Agent Name & Address

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

Name Changed: 05/03/2016

Address Changed: 05/02/2006

Officer/Director Detail

Name & Address

Title PSTD

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

Annual Reports

Report Year	**Filed Date**

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

ID #	5142 30 14 0031
Millage	0613
Use	21

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$253,050	$686,550	$939,600	$939,600	
2020	$253,050	$686,550	$939,600	$939,600	$20,278.26
2019	$253,050	$652,650	$905,700	$903,600	$19,743.35

2021* Exemptions and Taxable Values by Taxing Authority

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

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4578
DREWBOY INC/THE POLO CLUB INC.
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: DREWBOY INC/THE POLO CLUB INC. TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

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

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED DREWBOY INC/THE POLO CLUB INC AT 2:35 A.M. /P.M. ON THE 10 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

5590
THE POLO CLUB INC.
STAPLES
ALL-STAR
SATURDAYS
AFTER HOURS
05/10/2021
02:31
ALL-STAR
AFTER HOURS

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

DREWBOY INC

5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #The Polo Club Inc.

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
DREWBOY INC 3056 S STATE ROAD 7 #55 MIRAMAR, FL 33023	4578	05/05/2021

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

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

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of May, 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 **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,	)	Case No.: 4578
Petitioner,	)	
vs.	)	
DREWBOY INC THE POLO CLUB INC Respondent(s)	)	

ORDER OF ABATEMENT

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law the Respondent, Andrew Reed, having filed a Motion to Abate the Code Enforcement Fine and Lien. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

VIOLATIONS

RESPONDENT WAS CHARGED WITH THE FOLLOWING VIOLATION(S) OF THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE: SECTION(S) 13-2.

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: DREWBOY INC, 3056 S STATE ROAD 7 #55, MIRAMAR, FL 33023

FOLIO NO.: 514230140031

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent's fine and lien shall be abated to $7,900.00. The Special Magistrate finds and orders that in light of Respondent's Motion to Abate the fine and lien, this sum is reasonable under these circumstances, subject to it being paid within 30 days of the date of this hearing.

CONCLUSIONS OF LAW

Florida law provides that local governments are not required to reduce fines and liens that have accrued no matter how large they grow, and if a local government provides for a possible reduction, there is still no requirement to reduce the fines and liens whatsoever, because

any reduction is discretionary with the local government. See *Fla. Stat.* 162.09 (2)(c); *City of Miami v. Cortes*, 995 So.2d 604 (Fla. 3DCA 2008); *Jones v. City of Winter Haven*, 870 So.2d 52 (Fla. 2DCA 2003); *Fong v. town of Bay Harbor Is.*, 864 So.2d 76 (Fla. 3DCA 2003); *Co. Collection Servs., Inc v. Allen*, 650 So.2d 650 (Fla. 4DCA 1995); among others.

Based on the sworn to testimony of the Respondent(s), review of the file and papers and documents in the existing file, and as otherwise presented, the Special Magistrate finds that Respondent shall pay the total sum of $7,900.00 within 30 days of the date of the hearing. However, if Respondent fails to do so, then the fines and liens shall revert back to the original amount due and owing of $15,700.00.

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACTS AND CONCLUSIONS OF LAW, THE SPECIAL MAGISTRATE FINDS THAT ABATEMENT IS IN ORDER AS PROVIDED FOR HEREIN, AND FURTHER FINDS THAT A REDUCTION TO $7,900.00 IS APPROPRIATE UNDER THESE CIRCUMSTANCES AS STATED AND REQUESTED BY THE CODE ENFORCEMENT OFFICIALS. HOWEVER, IF RESPONDENT (S) FAILS TO PAY THE SUM OF $7,900.00 WITHIN 30 DAYS OF THE DATE OF THE HEARING, THEN IN SUCH EVENTS, THE LIENS AND FINES SHALL REVERT BACK TO THE ORIGINAL AMOUNT OF $15,700.00. IN ALL OTHER RESPECTS, THE PREVIOUSLY ENTERED SPECIAL MAGISTRATE ORDERS ARE HEREBY REAFFIRMED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13 day of April 2021.

TOWN OF PEMBROKE PARK, FLORIDA

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:

APRIL 27TH, 2021.

Notary Public, state of Florida

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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

Town of Pembroke Park

INVOICE

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

Bill To:

Drewboy Inc.
3056 S State Road 7 #55
Pembroke Park, FL 33023

DATE: April 9, 2021
INVOICE # 257
FOR: Code Enforcement Case # 4578

The Polo Club Inc.
5590 W Hallandale Beach Blvd
Pembroke Park, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Sec. 13-2		
156	Per Diem Fine (09/01/19-02/04/20)	$ 100.00	$ 15,600.00
1	Adminstrative Fee	$ 100.00	$ 100.00
		TOTAL	**$ 15,700.00**

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

THANK YOU FOR YOUR BUSINESS!

02/04/2020 01:34

02/04/2020 01:30

02/04/2020 01:30

02/04/2020 01:30

02/04/2020 01:30

MYFLORIDA.COM
05-20
EBX K76
SUNSHINE STATE
02/04/2020 01:31

02/04/2020 01:31

02/04/2020 01:33

02/04/2020 01:33

02/04/2020 01:34

02/04/2020 01:34

Case Overview

Property/Incident Information

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

Legal Description

Case Status Open **Case #** 4848 **Date Next Inspection** 5/18/2021

Notes New signs installed on property (1) wall sign on building and (2) poles signs. Business and/or Property owner must obtain a Building permit for signs.

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/9/2020		Notice of Violation	Regular Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4848
GARDEN PROPERTY 786 INC
Respondent)

AFFIDAVIT OF SERVICE

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

ADDRESS: 2950 SW 32 AVE, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: GARDEN PROPERTY 786 INC
AT 3:35 A.M. (P.M.) ON THE 10 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of May, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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

CAUTION
PLEASE WEAR FACE MASK
STAY 6 FEET APART AFTER ENTERING
PULL
PULL
BURGLAR ALARM SERVICES
05/10/2021 03:35

FAMILY GROCERY
LOTTO
SUBS
SMOKE SHOP
BUD LIGHT
05/10/2021 03:35

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ MAY 5 2021
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 6.96

Sent To

Street and Apt. No.

City, State, ZIP+4®

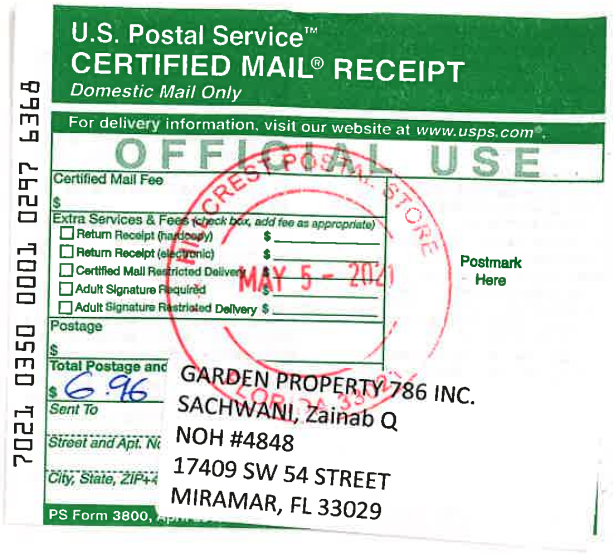
PS Form 3800, A

Postmark Here

HILLCREST POSTAL STORE

GARDEN PROPERTY 786 INC
NOH #4848
2950 SW 32 AVENUE,
PEMBROKE PARK FL 33023

7021 0350 0001 0297 5583



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 $ MAY 5 2021
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 6.96

Sent To

Street and Apt. No.

City, State, ZIP+4®

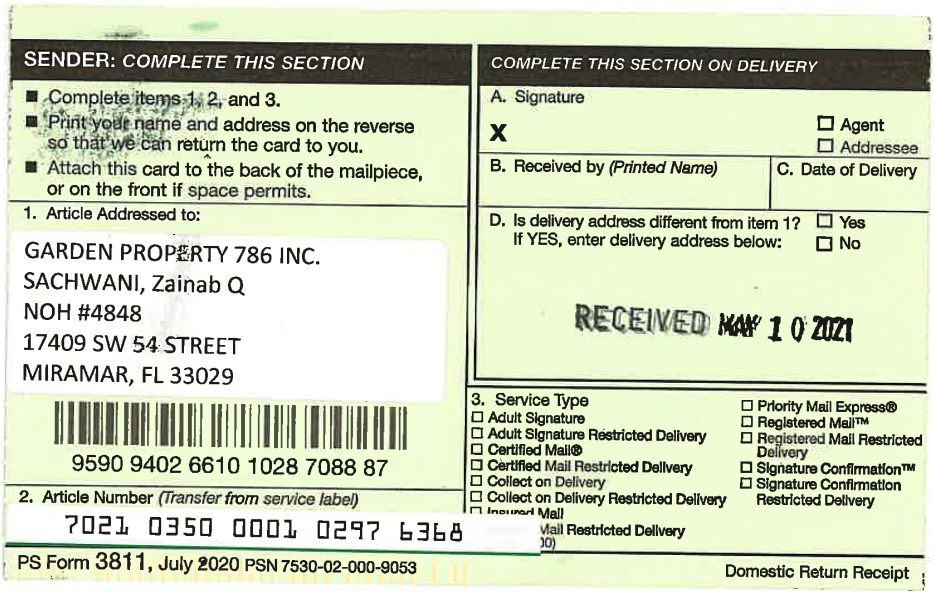
PS Form 3800,

Postmark Here

HILLCREST POSTAL STORE

GARDEN PROPERTY 786 INC.
SACHWANI, Zainab Q
NOH #4848
17409 SW 54 STREET
MIRAMAR, FL 33029

7021 0350 0001 0297 6368



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GARDEN PROPERTY 786 INC.
SACHWANI, Zainab Q
NOH #4848
17409 SW 54 STREET
MIRAMAR, FL 33029

9590 9402 6610 1028 7088 87

2. Article Number (Transfer from service label)
7021 0350 0001 0297 6368

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

RECEIVED MAY 10 2021

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

Domestic Return Receipt

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/05/2021

Sent To:

GARDEN PROPERTY 786 INC

17409 SW 54 ST
MIRAMAR, FL 33029

Case #:

4848

Property Owner:

GARDEN PROPERTY 786 INC

17409 SW 54 ST
MIRAMAR, FL 33029

Certified Mail #:

Property Description:

514230090093

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B TR R & R A LESS N 135 & LESS W 50
BLK 40

AKA:

2950 SW 32 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/9/2020 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. 5-2. - 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

New signs installed on property (1) wall sign on building and (2) poles signs. Business and/or Property owner must obtain a Building permit for signs.

Double permit fee has been assessed to violation

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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Jeffrey Louis

Code Enforcement Officer

5/5/2021

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2950 SW 32 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 09 0093
Property Owner	GARDEN PROPERTY 786 INC	Millage	0613
Mailing Address	17409 SW 54 ST MIRAMAR FL 33029	Use	11
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$120,890	$180,720	$301,610	$275,850	
2020	$120,890	$166,360	$287,250	$250,780	$5,649.52
2019	$120,890	$152,110	$273,000	$227,990	$5,281.26

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$301,610	$301,610	$301,610	$301,610
Portability	0	0	0	0
Assessed/SOH	$275,850	$301,610	$275,850	$275,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$275,850	$301,610	$275,850	$275,850

Sales History

Date	Type	Price	Book/Page or CIN
8/25/2010	WD-D	$175,000	47405 / 1381
5/26/2009	QCD-D	$175,000	46254 / 1909
10/4/1999	WD	$120,000	29911 / 242
4/1/1989	WD	$100,000	16412 / 154
2/1/1986	WD	$70,000	

Land Calculations

Price	Factor	Type
$7.00	17,270	SF
Adj. Bldg. S.F. (Card, Sketch)		3066
Eff./Act. Year Built: 1976/1975		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
GARDEN PROPERTY 786, INC

Filing Information

Document Number	P10000070326
FEI/EIN Number	45-4499116
Date Filed	08/26/2010
Effective Date	08/23/2010
State	FL
Status	ACTIVE

Principal Address

2950 sw 32nd ave
hollywood, FL 33023

Changed: 04/11/2021

Mailing Address

17409 SW 54 ST
MIRAMAR, FL 33029

Registered Agent Name & Address

SACHWANI, Zainab Q
17409 SW 54 ST
MIRAMAR, FL 33029

Name Changed: 03/29/2013

Officer/Director Detail

Name & Address

Title P

Sachwani, Zainab Q
17409 SW 54 ST
MIRAMAR, FL 33029

Title VP

Sachwani, Yasmin I
17409 SW 54 ST
MIRAMAR, FL 33029

FAMILY
GROCERY
SMOKE SHOP
LOTTO
SUBS
05/10/2021 03:36

NO
PARKING
05/10/2021 03:36

FAMILY
GROCERY
LOTTO
SUBS
SMOKE SHOP
BUD LIGHT
ATM INSIDE
ICE
ICE
05/10/2021 03:36

ICE
ICE
05/10/2021 03:36

FAMILY
GROCERY
SMOKE SHOP
LOTTO
SUBS
01/09/2020 22:53

FAMILY
GROCERY
SMOKE SHOP
LOTTO
SUBS
01/09/2020 22:54

FAMILY
GROCERY
LOTTO
SUBS
SMOKE SHOP
NO SMOKING PROPANE
FLORI GAS
305-637-9262
OPEN
BUD LIGHT
BUSCH
BEER
$16.49
BOSS REVOLUTION
$16.99
$16.99
01/09/2020 22:53

FAMILY
GROCERY
LOTTO
SUBS
SMOKE SHOP
NO SMOKING PROPANE
FLORI GAS
BBQ TANK EXCHANGE
305-637-9262
PROPANE TANK
TANQUE DE PROPANO
OPEN
BUD LIGHT
$16.49
BOSS REVOLUTION
SUDS
BUD LIGHT
13 99
12 PACK CANS AND BOTTLES
2 FOR $2.50
12 OUNCE CANS
BUSCH
BEER
12-PK BOTTLES
CORONA EXTRA
$16.99
Make memories not plans
12-PK BOTTLES
$16.99
01/09/2020 22:53

FAMILY
GROCERY
LOTTO
SUBS
SMOKE SHOP
BUD LIGHT
01/09/2020 22:53

Case Overview

Property/Incident Information

Owner	Address	Site Address
Janeth Urdaneta Castellanos	414 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #414 Lone Pine Lane - Janeth Castellanos

Legal Description

Case Status Open **Case #** 4837 **Date Next Inspection** 5/18/2021

Notes addition to mobile home, shed, door, window, deck, awning without building permits.
Verify occupancy in addition
Mobile home owner will need to obtain Building permits for additions to mobile home.

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/7/2020		Notice of Violation	Posted to Property
2/20/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 5/18/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4837

JANETH URDANETH CASTELLANOS

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: JANETH URDANETH CASTELLANOS
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 414 LONE PINE LANE, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: JANETH URDANETH CASTELLANOS
AT 8:57 A.M. P.M. ON THE 11 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

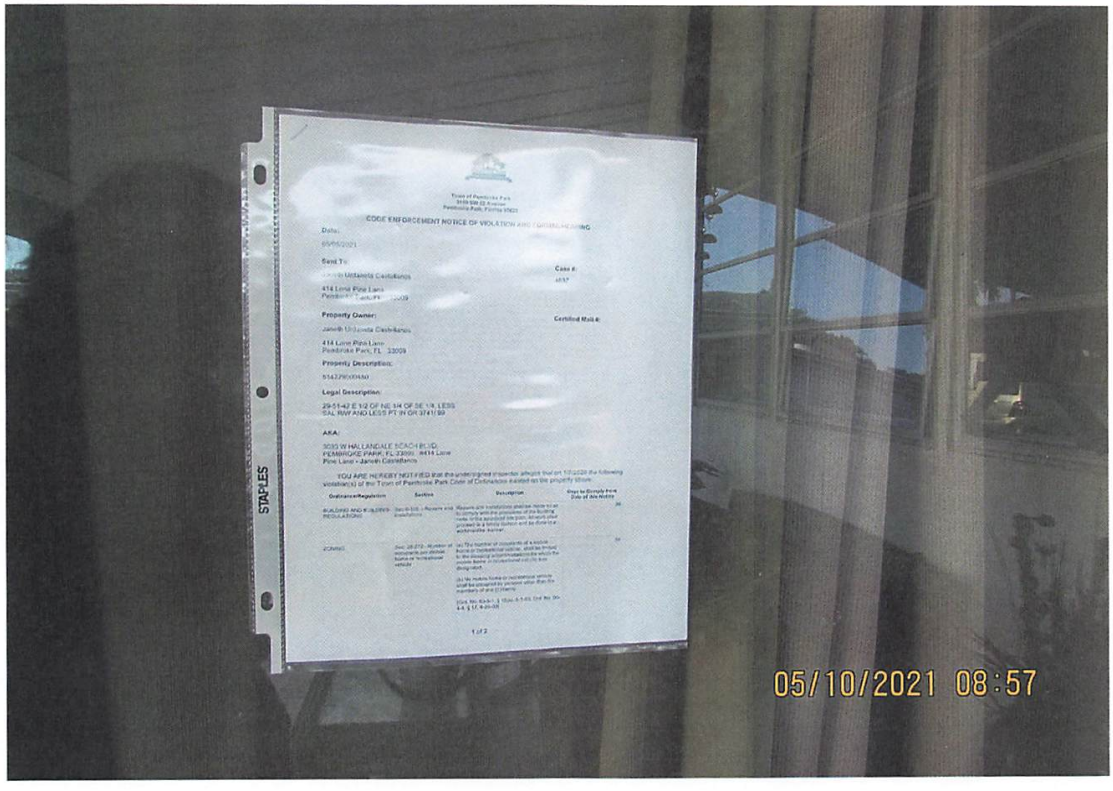
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of May, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

NOTARY PUBLIC STATE OF FLORIDA

LUCIE MARIE MANZEROLLL
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services


CODE ENFORCEMENT NOTICE OF VIOLATION
Property Owner:
Property Description:
Legal Description:
AKA:
STAPLES
05/10/2021 08:57

05/10/2021 08:54

414
05/10/2021 08:56

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 6.96
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

MAY 5 2021 Postmark Here

HILLCREST POSTAL STORE FLORIDA 33021

PARKER LONE PINE WEST LLC
NOH #4794
49 SW FLAGLER AVE #201
STUART, FL 34994

PS Form 3800, Ap

7021 0350 0001 0297 5408

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 6.96

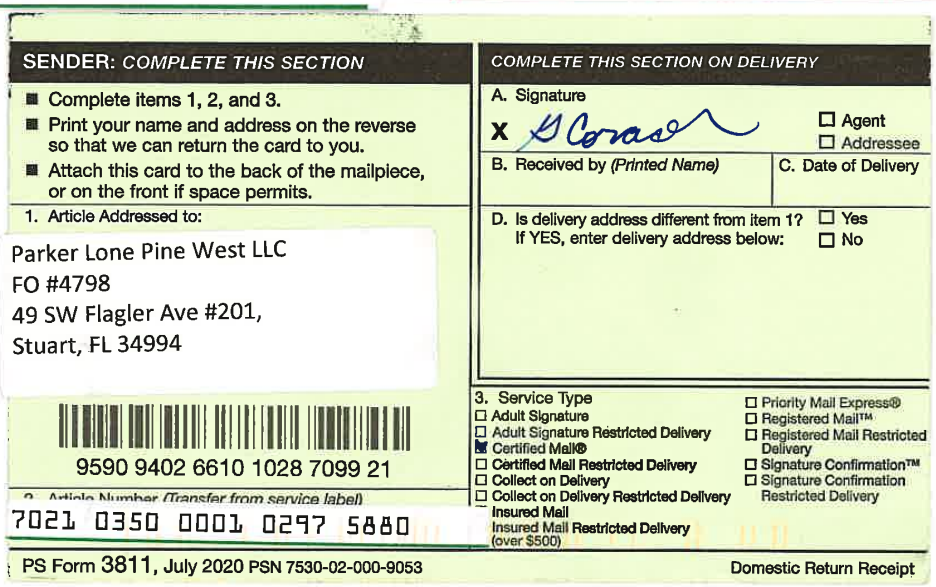
MAY 5 2021 Postmark Here

HILLCREST POSTAL STORE FLORIDA 33021

JANETH URDANETA CASTELLANOS
NOH #4837
414 LONE PINE LANE
PEMBROKE PARK, FL 33009

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

7021 0350 0001 0297 5361



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Parker Lone Pine West LLC
FO #4798
49 SW Flagler Ave #201,
Stuart, FL 34994

9590 9402 6610 1028 7099 21

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5880

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/05/2021

Sent To:

Janeth Urdaneta Castellanos

414 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

4837

Property Owner:

Janeth Urdaneta Castellanos

414 Lone Pine Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

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

AKA:

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #414 Lone Pine Lane - Janeth Castellanos

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/7/2020 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
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

addition to mobile home, shed, door, window, deck, awning without building permits.
Verify occupancy in addition
Mobile home owner will need to obtain Building permits for additions to mobile home.

Double permit fee has been assessed to violation

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

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Jeffrey Louis

Code Enforcement Officer

5/5/2021

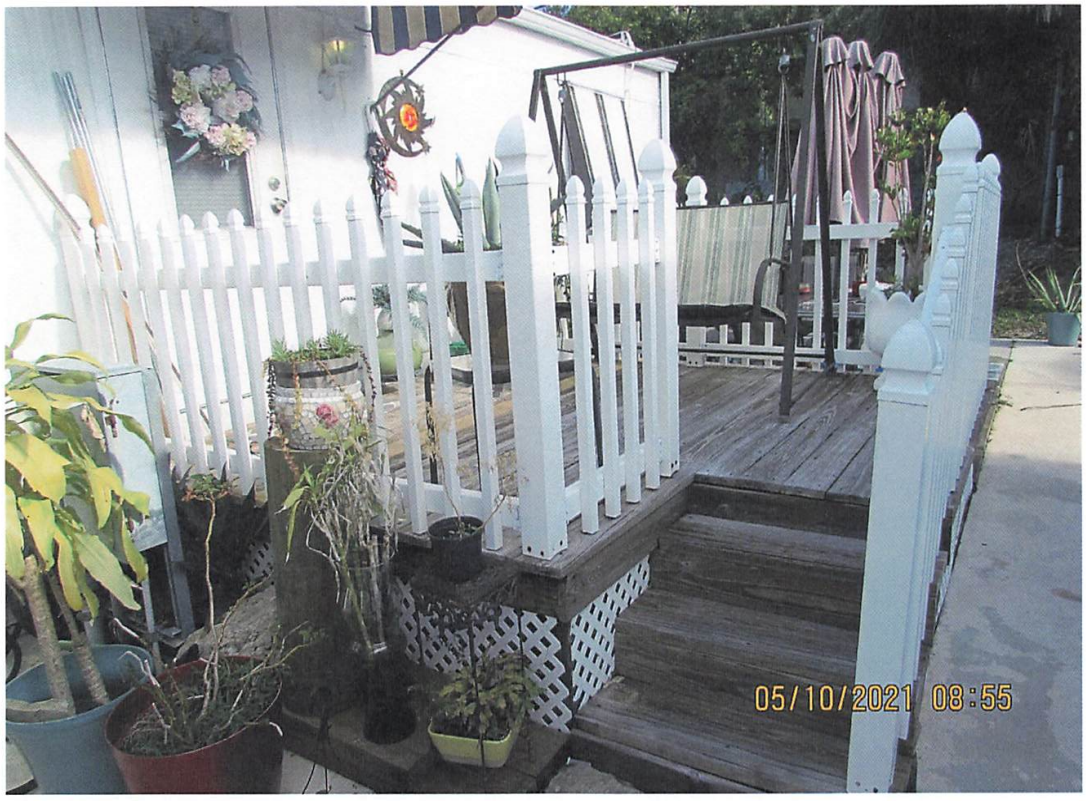
05/10/2021 08:56

414
05/10/2021 08:56

05/10/2021 08:55

05/10/2021 08:55

05/10/2021 08:55


05/10/2021 08:55

05/10/2021 08:55

05/10/2021 08:55

05/10/2021 08:55

05/10/2021 08:55

05/10/2021 08:55

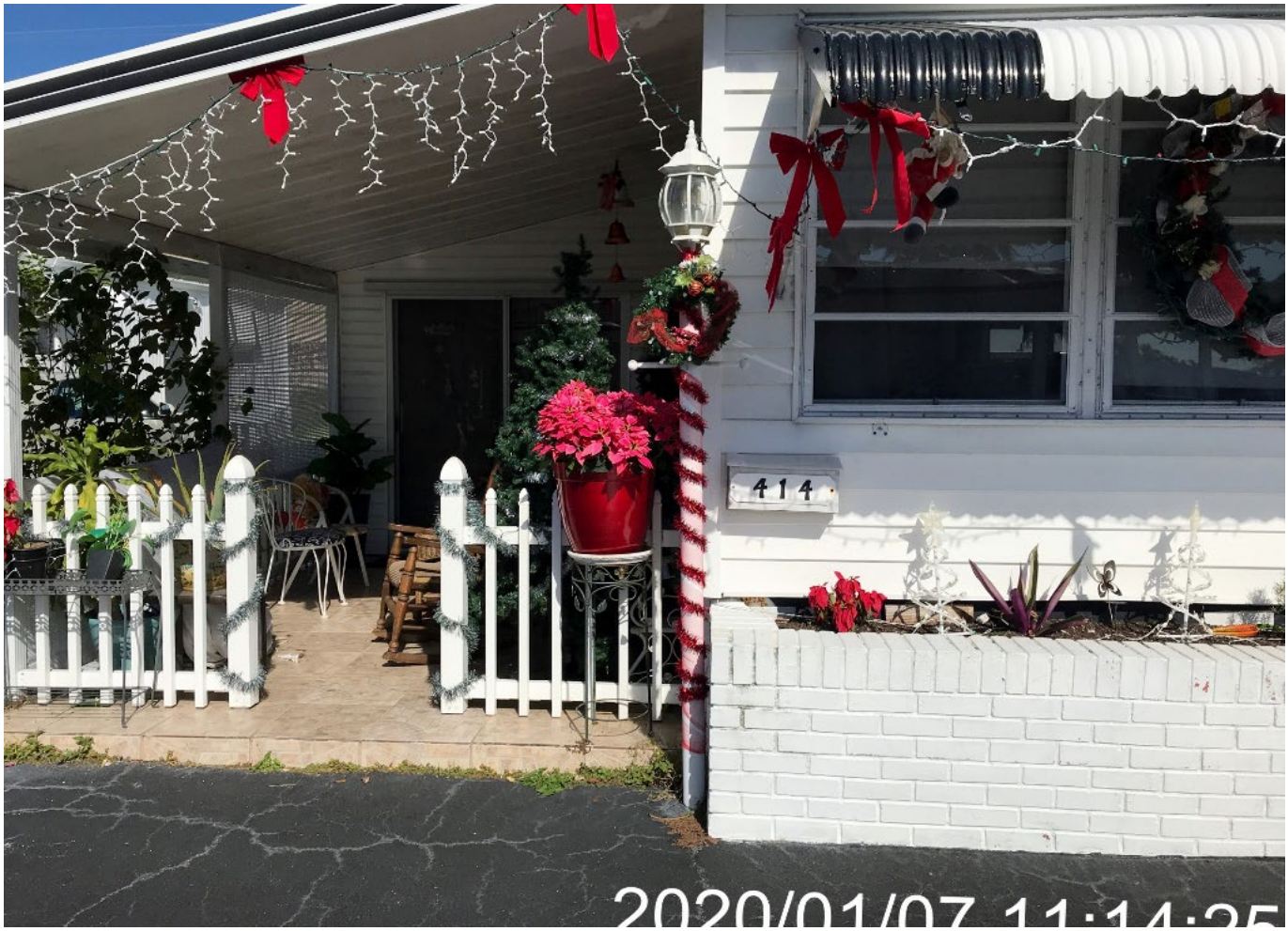
05/10/2021 08:55

05/10/2021 08:56

05/10/2021 08:56

2020/01/07 11:13:56

2020/01/07 11:14:07


414
2020/01/07 11:14:25

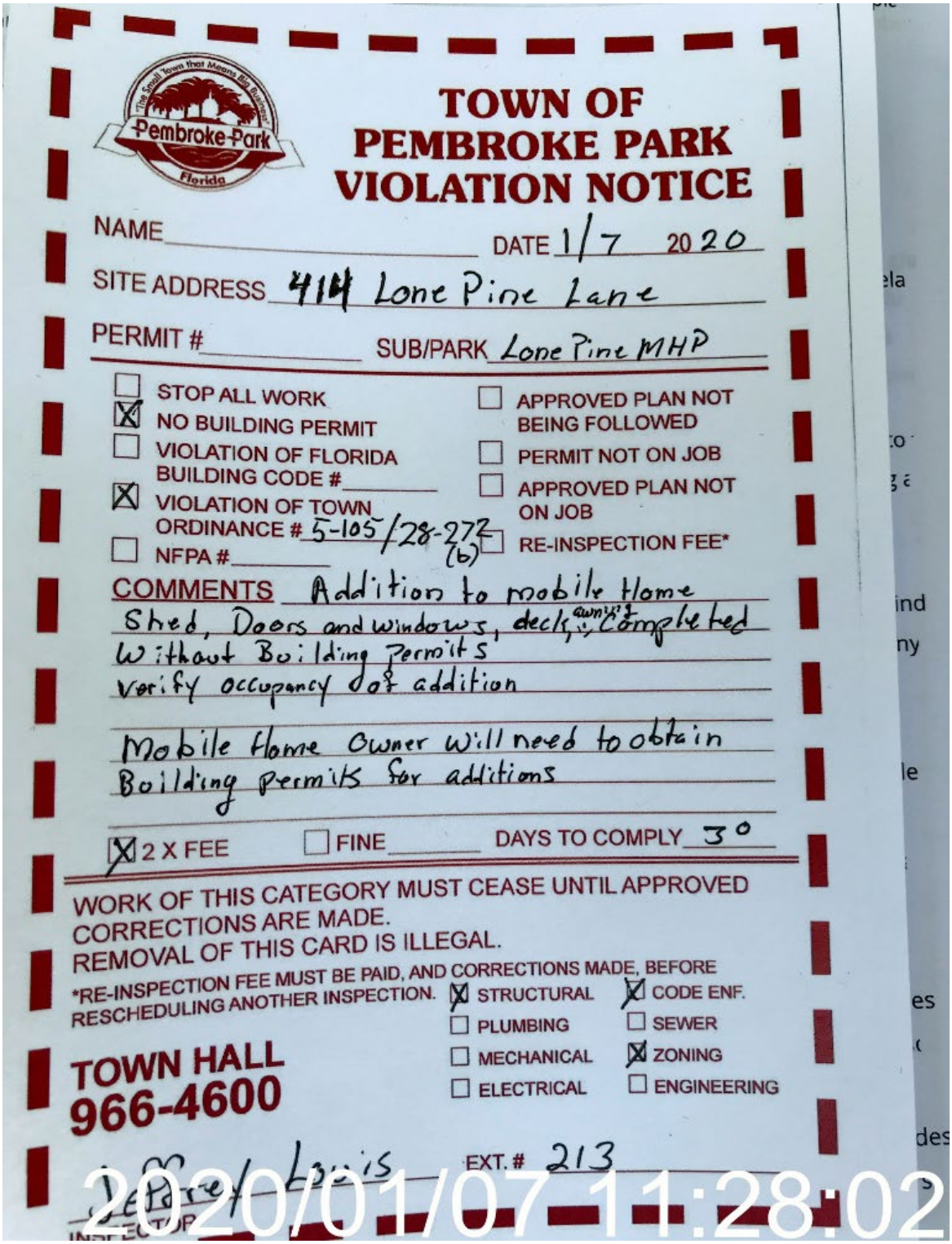
2020/01/07 11:14:38

2020/01/07 11:14:56

2020/01/07 11:15:11

2020/01/07 11:15:23

2020/01/07 11:16:18



TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME _____ DATE 1/7 2020

SITE ADDRESS 414 Lone Pine Lane

PERMIT # _____ SUB/PARK Lone Pine MHP

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105 / 28-272 (b)
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS Addition to mobile Home Shed, Doors and windows, deck, awning Completed Without Building Permits
verify occupancy of addition

Mobile Home Owner will need to obtain Building Permits for additions

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

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

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

TOWN HALL 966-4600

DePaz / Lewis EXT. # 213

INSPECTOR

2020/01/07 11:28:02

https://fl-pembrokepark.inkforce.net/CET/dialogs/viewattachdocument.aspx?image_id=2960&t=1[5/12/2021 9:21:22 PM]

Hefty

TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
TOWN HALL
966-4600
2020/01/07 11:29:33

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT	590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

Legal Description

Case Status Open **Case #** 5039 **Date Next Inspection** 5/18/2021

Notes STOP ALL WORK!
New Construction of Exterior of apartment and interior renovations of apartment. Property owner will need to obtain a Building Permit(s) for all construction.

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/2/2020		Notice of Violation	Regular Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5039
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3215 SW 52 AVE #90, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
AT 2:00 A.M. P.M. ON THE 10 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

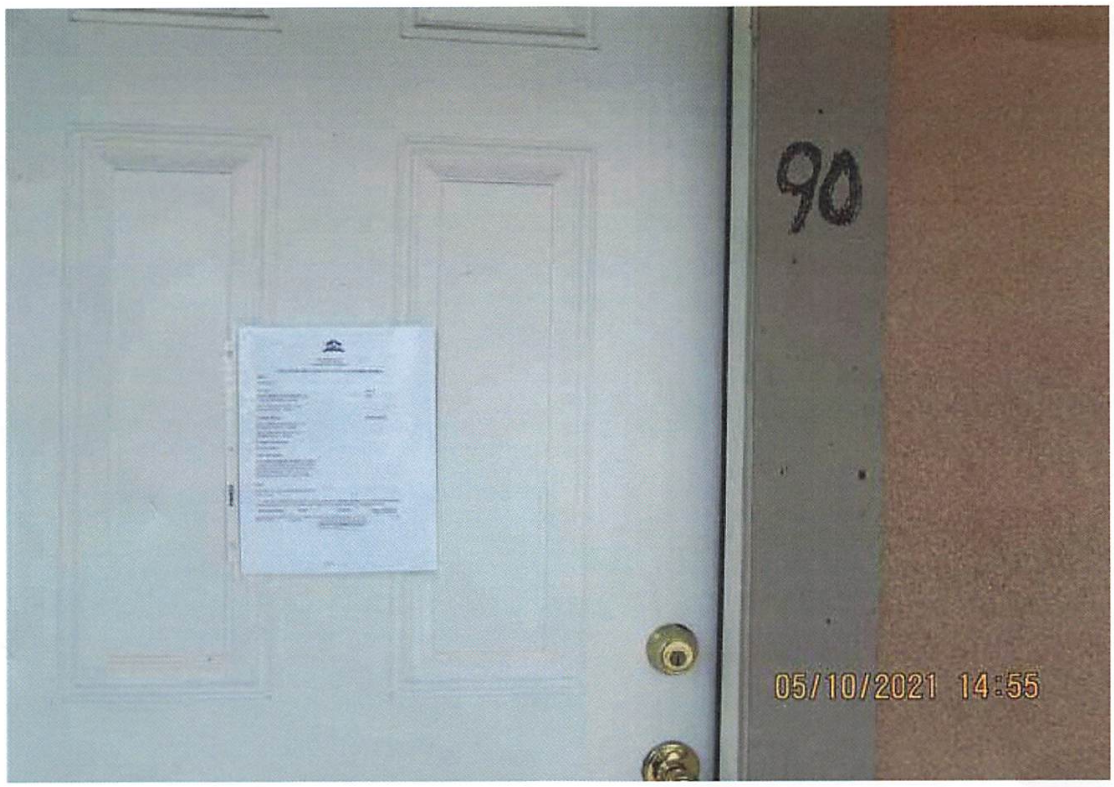
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of May, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services


90
05/10/2021 14:55

05/10/2021 14:55

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLLY RIDGE APARMENTS LLC
C/O ELON PROPERTY MGMT
NOH #5039
3215 SW 52 AVE
PEMBROKE PARK, FL 33023

9590 9402 6610 1028 7088 56

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5286

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Michelle Francis ☐ Agent ☐ Addressee

B. Received by (Printed Name) Michelle Francis C. Date of Delivery 05/07/21

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

RECEIVED MAY 10 2021

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

Domestic Return Receipt

0001 0297 5293

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
MAY 5 - 2021
Postmark Here
HILLCREST POSTAL STORE

0001 0297 5286

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
MAY 5 - 2021
Postmark Here
HILLCREST POSTAL STORE

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/05/2021

Sent To:

GARDEN PROPERTY 786 INC

17409 SW 54 ST
MIRAMAR, FL 33029

Case #:

4848

Property Owner:

GARDEN PROPERTY 786 INC

17409 SW 54 ST
MIRAMAR, FL 33029

Certified Mail #:

Property Description:

514230090093

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B TR R & R A LESS N 135 & LESS W 50
BLK 40

AKA:

2950 SW 32 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/9/2020 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. 5-2. - 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

New signs installed on property (1) wall sign on building and (2) poles signs. Business and/or Property owner must obtain a Building permit for signs.

Double permit fee has been assessed to violation

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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Jeffrey Louis

Code Enforcement Officer

5/5/2021

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

Sent To:	Case #:	Date:
GARDEN PROPERTY 786 INC 17409 SW 54 ST MIRAMAR, FL 33029	4848	5/5/2021 12:00:00 AM

Property Owner:	Property Description:
GARDEN PROPERTY 786 INC 17409 SW 54 ST MIRAMAR, FL 33029	514230090093

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

Mailing Purposes Only

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2950 SW 32 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 09 0093
Property Owner	GARDEN PROPERTY 786 INC	Millage	0613
Mailing Address	17409 SW 54 ST MIRAMAR FL 33029	Use	11
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$120,890	$180,720	$301,610	$275,850	
2020	$120,890	$166,360	$287,250	$250,780	$5,649.52
2019	$120,890	$152,110	$273,000	$227,990	$5,281.26

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$301,610	$301,610	$301,610	$301,610
Portability	0	0	0	0
Assessed/SOH	$275,850	$301,610	$275,850	$275,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$275,850	$301,610	$275,850	$275,850

Sales History

Date	Type	Price	Book/Page or CIN
8/25/2010	WD-D	$175,000	47405 / 1381
5/26/2009	QCD-D	$175,000	46254 / 1909
10/4/1999	WD	$120,000	29911 / 242
4/1/1989	WD	$100,000	16412 / 154
2/1/1986	WD	$70,000	

Land Calculations

Price	Factor	Type
$7.00	17,270	SF
Adj. Bldg. S.F. (Card, Sketch)		3066
Eff./Act. Year Built: 1976/1975		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
GARDEN PROPERTY 786, INC

Filing Information

Document Number	P10000070326
FEI/EIN Number	45-4499116
Date Filed	08/26/2010
Effective Date	08/23/2010
State	FL
Status	ACTIVE

Principal Address

2950 sw 32nd ave
hollywood, FL 33023

Changed: 04/11/2021

Mailing Address

17409 SW 54 ST
MIRAMAR, FL 33029

Registered Agent Name & Address

SACHWANI, Zainab Q
17409 SW 54 ST
MIRAMAR, FL 33029

Name Changed: 03/29/2013

Officer/Director Detail

Name & Address

Title P

Sachwani, Zainab Q
17409 SW 54 ST
MIRAMAR, FL 33029

Title VP

Sachwani, Yasmin I
17409 SW 54 ST
MIRAMAR, FL 33029

05/10/2021 14:55

HOLLY RIDGE
APARTMENTS
FRIEDRICH
04.02.2020 04:11

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	5039	04/02/2020

Property Owner:	Property Description:	Certified Mail #:
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	514230130460	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

STOP ALL WORK!
New Construction of Exterior of apartment and interior renovations of apartment. Property owner will need to obtain a Building Permit(s) for all construction.

Double permit fee has been assessed to violation

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

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

Jeffrey Louis

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

Hasler FIRST-CLASS MAIL
04/02/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To: **Case #:**

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

5039

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

Hasler FIRST-CLASS MAIL
04/02/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT
3215 SW 52 AVENUE
PEMBROKE PARK, FL 33023
NOV 5039

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5049 **Date Next Inspection** 5/18/2021

Notes STOP ALL WORK
1.New stucco work and wooden ramp installed without Building Permits. Property owner will need to obtain Building permits prior to continuing work.
2. Graffiti on walls windows and doors. Property owner must remove all graffiti from building.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/14/2020		Notice of Violation	Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Posted to Property

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5049
2400 SW 30 LLC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2400 SW 30 AVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: 2400 SW 30 LLC
AT 10:14 A.M. / P.M. ON THE 11 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

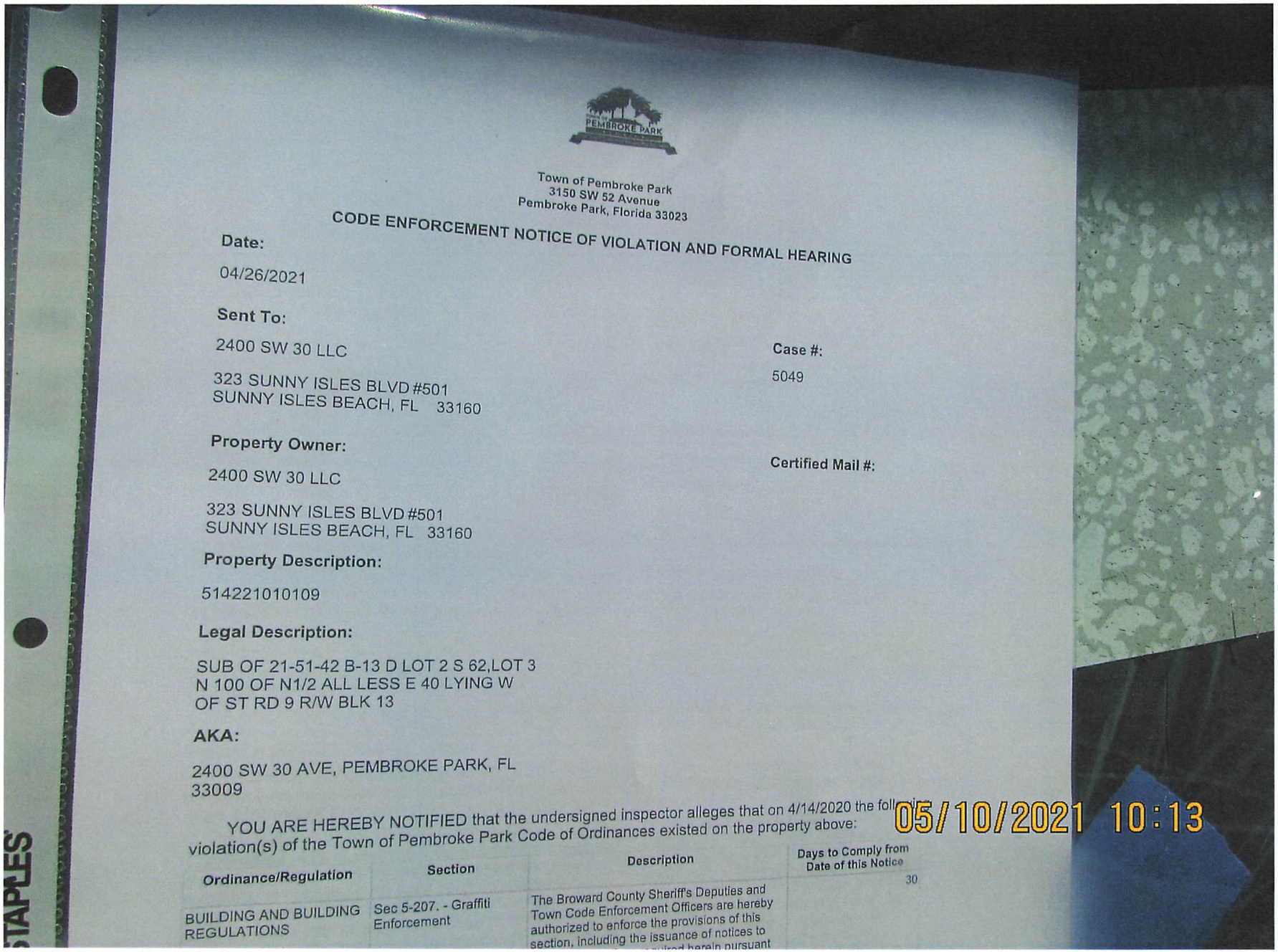
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by TERESSA MALCOLM as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5049

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

05/10/2021 10:13

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to	30

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 $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here APR 23 2021
DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
7012 0470 0001 5589 2283

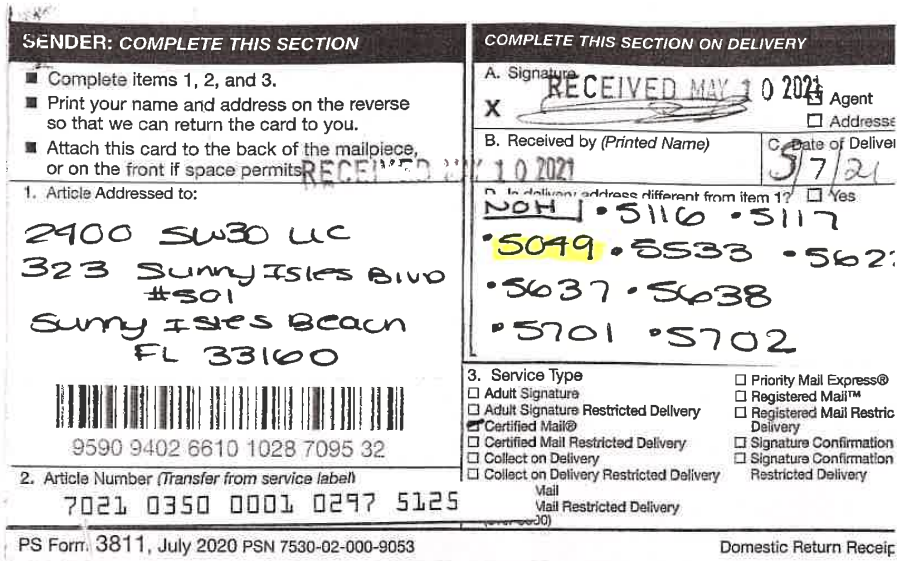
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here APR 23 2021
CURRENT TENANT/DIME INVESTMENTS GROUP LLC
2400 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH #5049 5116 5117 5533 5622 5637
7012 0470 0001 5589 2276

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 $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here APR 23 2021
HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
7012 0470 0001 5589 2269

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check 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 $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here MAY 5 - 2021
TEMPELBERG, JOSEPH/2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160
7012 0350 0001 0297 6290

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check 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 $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here MAY 5 - 2021
2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
2400 SW 30 AVENUE
PEMBROKE PARK, FL 33009
7012 0350 0001 0297 6276

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage 0.51
Total Postage and Fees $ 8.87
Sent To 2400 SW30 LLC
Street and Apt. No., or PO Box No. 323 Sunny Isles Blvd ste 501
City, State, ZIP+4* Sunny Isles Beach, FL 33160
Postmark Here MAY 03 2021
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0297 5125



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

2900 SW30 LLC
323 Sunny Isles Blvd
#501
Sunny Isles Beach
FL 33160

9590 9402 6610 1028 7095 32

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5125

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED MAY 10 2021 ☐ Agent ☐ Addressee

B. Received by (Printed Name) RECEIVED MAY 10 2021 C. Date of Delivery 5/7/21

D. Is delivery address different from item 1? ☐ Yes
NOH • 5116 • 5117
• 5049 • 5533 • 562
• 5637 • 5638
• 5701 • 5702

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

9590 9402 4839 9032 7040 23

2. Article Number (Transfer from service label)
7012 0470 0001 5589 2276

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AK ☐ Agent ☐ Addressee

B. Received by (Printed Name) Raul Cruz 5/13/21 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 Restricte Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5049

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2020 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 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99) Graffiti on building	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... New stucco and wooden ramp installed without permits	30

STOP ALL WORK

1.New stucco work and wooden ramp installed without Building Permits. Property owner will need to obtain Building permits prior to continuing work.

2. Graffiti on walls windows and doors. Property owner must remove all graffiti from building.

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

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Jeffrey Louis

Code Enforcement Officer

4/26/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Case #:

5049

Property Owner:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2020 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 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99) Graffiti on building	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... New stucco and wooden ramp installed without permits	30

STOP ALL WORK

1.New stucco work and wooden ramp installed without Building Permits. Property owner will need to obtain Building permits prior to continuing work.

2. Graffiti on walls windows and doors. Property owner must remove all graffiti from building.

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

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Jeffrey Louis

Code Enforcement Officer

4/26/2021

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

Sent To:	Case #:	Date:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	5049	4/26/2021 12:00:00 AM

Property Owner:	Property Description:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	514221010109

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009

Mailing Purposes Only

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	2400 SW30 LLC
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160

ID #	5142 21 01 0109
Millage	0613
Use	48

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W 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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$233,080	$2,066,680	$2,299,760	$1,478,460	
2020	$233,080	$1,110,980	$1,344,060	$1,344,060	$29,007.23
2019	$233,080	$1,101,600	$1,334,680	$1,299,850	$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Portability	0	0	0	0
Assessed/SOH	$1,478,460	$2,299,760	$1,478,460	$1,478,460
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	$1,478,460	$2,299,760	$1,478,460	$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	117087319
8/12/2015	WD-Q	$1,040,000	113173864
3/17/2008	QCD-T	$100	45229 / 1760
11/30/2001	DR*	$100	32519 / 415
8/28/1992	QC*	$100	19928 / 941

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address: **2400 SW 30 AVE**

Job Name: DIME INVESTMENT GROUP LLC

Permit Status: Expired

Permit Issued Date:

Submitted Into Plan Review Date:7/6/2020 10:46:11 AM

Application Date: 7/6/2020 10:43:02 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Denied	7/10/2020 12:17:56 PM
ZONING	Approved	7/6/2020 5:12:49 PM

TOWN OF PEMBROKE PARK

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

PERMIT NO.
B-91819

APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 91819

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: DIME INVESTMENT GROUP LLC					
JOB ADDRESS: 2400 SW 30 AVE					
OWNER NAME: DIME INVESTMENT GROUP LLC					
OWNER ADDRESS: 1390 NE 129 ST					
CITY: MIAMI					
PHONE: 7863555356	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: ANTARES INTERNATIONAL USA CORP					
MAIL ADDRESS: 900 NE 195 ST UNIT 403					
CITY STATE ZIP: MIAMI FL 33179					
PHONE: 3056735520	**FAX:**	**EMAIL: ANTARESMIAMI@GMAIL.COM**			
CERT. COMPENTENCY: CGC1511130		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: RETAIL	PROPOSED USE: RETAIL		
FOLIO NUMBER: 514221010109		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	ALTER	N/A	N/A
JOB COST: 3700	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: APPLY STUCCO ON FRONT FACADE 1,359 SQFT AREA, REPLACE WOOD DECK 345 SQFT FRONT CORRIDOR.					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

Process # Find Clear

Options

2400 SW 30 AVE

Status: Expired **Job Type:** Commercial Alterations - STRUCTURAL **Master Process #** 91819 **Permit #** NOT ASSIGNED

Property Warnings

- Applications
- Requirements
- Fees
- Add Fees
- Display Fees

Delete Fee

	Application #	Fee	Quantity	Amount	Tran #
☐	(B)-91819	Processing Fee	3700.00	75.00	
☐	(B)-91819	Commercial Plan Review Fee	2.00	150.00	
☐	(ZON)-91825	Commercial Plan Review And/Or Revision	1.00	75.00	

Amount Paid: $ 0.00 Amount Due: $ 300.00

- Notes
- Plan Reviews
- Inspections
- Linked Permits
- Laserfiche
- Permits

A
DELIVERIES
TO THE
BACK
05/10/2021 10:13

A
05/10/2021 10:14

A
DELIVERIES
TO THE
BACK
05/10/2021 10:13

A
05/10/2021 10:14

05/10/2021 10:14

05/10/2021 10:15

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05/10/2021 10:15

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04.14.2020 10:14

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04 14 2020 10:18

04-14-2020 10:18

04.14.2020 10:18

04.14.2020 10:18

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay C - Millwork, LLC

Legal Description

Case Status Open **Case #** 5116 **Date Next Inspection** 5/18/2021

Notes
1. Conducting Business operation without current Business Tax Receipt. Business Owner will need to STOP ALL ACTIVITY until a Business Tax Receipt is obtained from Town.
2. Racking system installed without Building permit. Business owner will need to obtain building permit for racking system
3. Camera system installed without Building permit. Business owner will need to obtain electrical permit for camera system.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/8/2020		Notice of Violation	Hand Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service 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: 5/18/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-31. - Compliance with building and fire codes	No business tax receipt shall be issued, except renewals, to conduct any business, occupation or profession within the Town, unless the applicant therefor shall be in full compliance with all applicable provisions of the ordinances of the Town and all regulations adopted pursuant thereto, including, but not limited to, the building and fire codes. (Ord. No. 82-5-1, § 1, 5-12-82; Ord. No. 14-06-04, § 15, 6-11-14)	Not in Compliance - Reinspection Date: 5/18/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5116

2400 SW 30 LLC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2400 SW 30 AVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: 2400 SW 30 LLC
AT 10:00 (A.M.)/P.M. ON THE 11 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

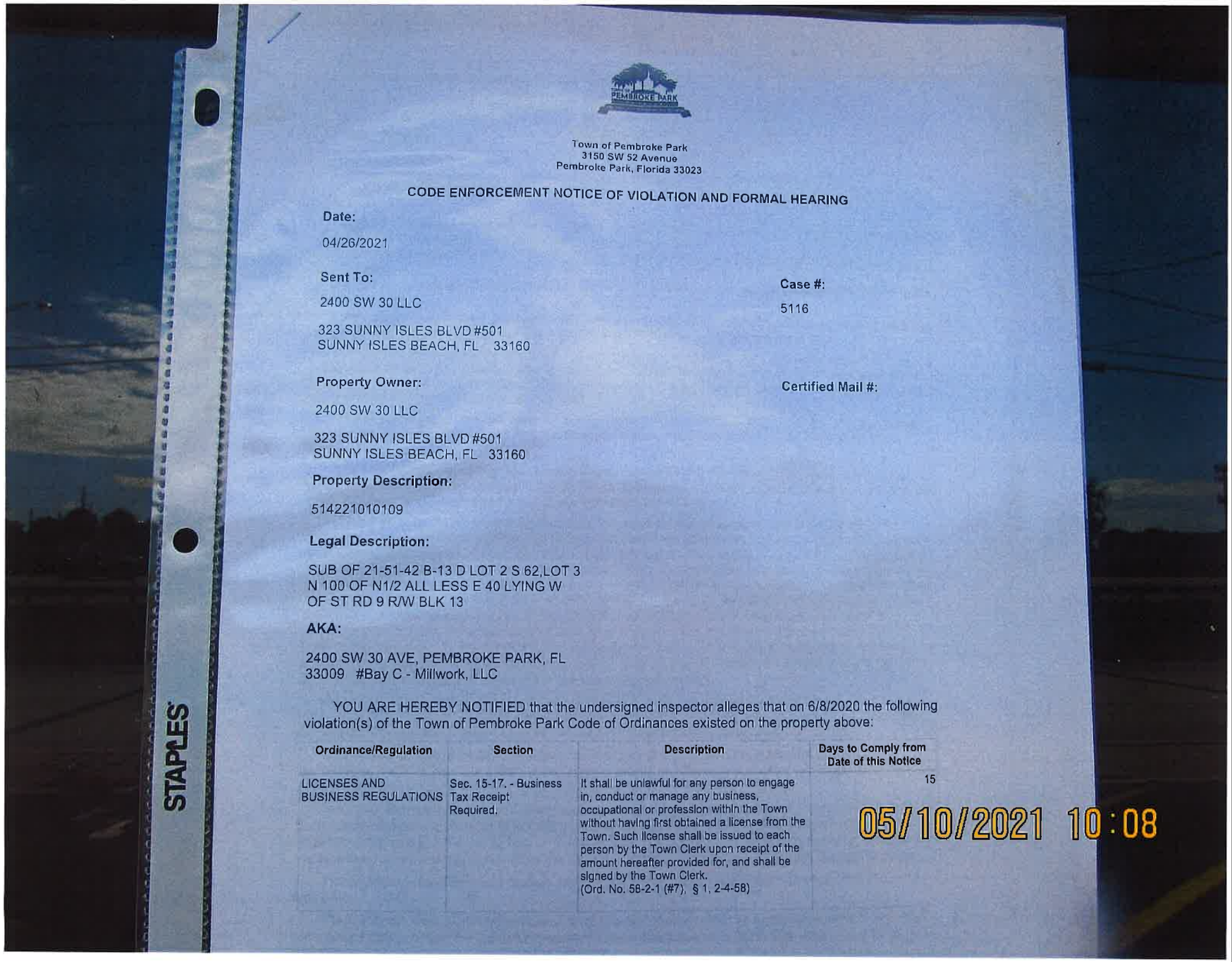
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5116

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

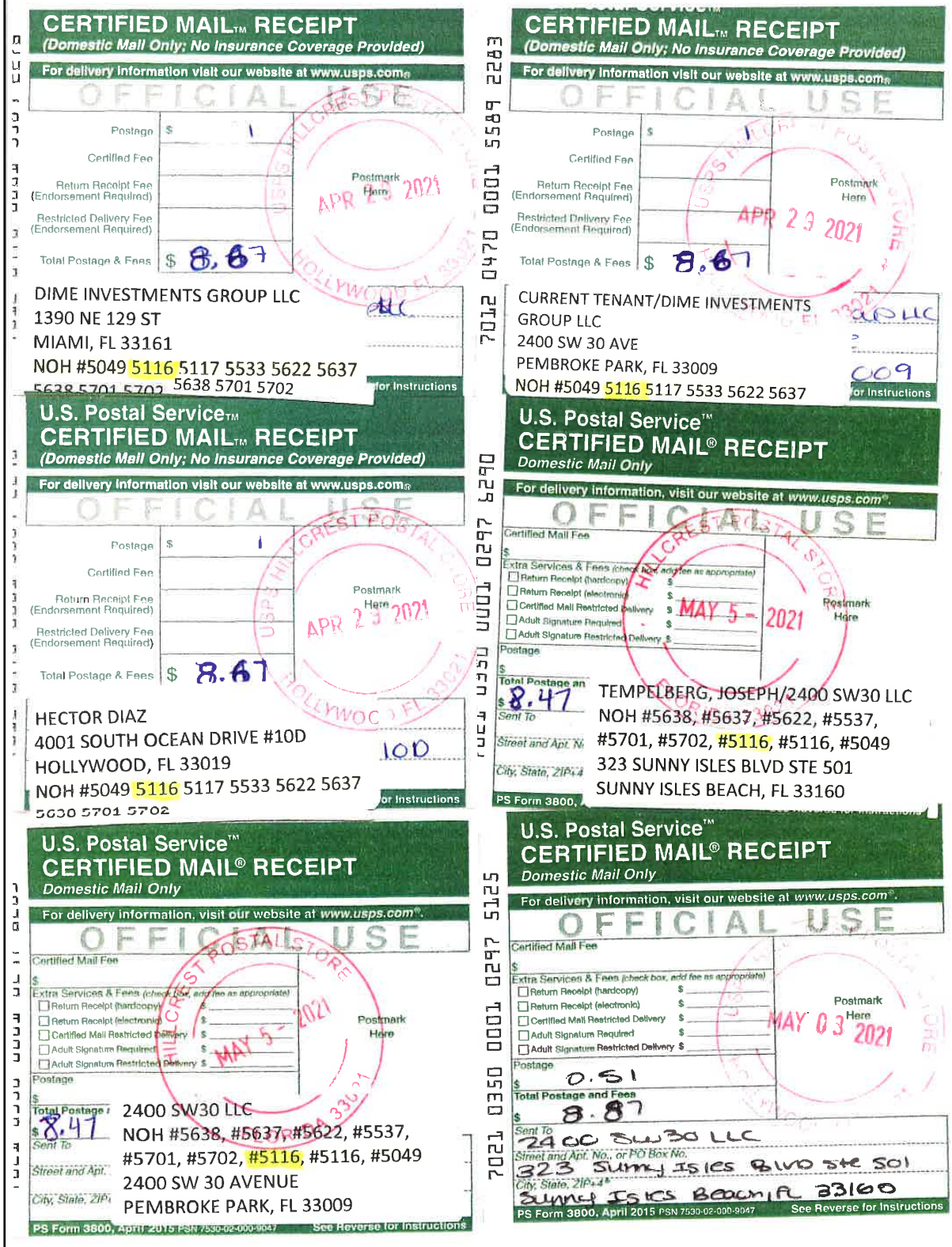
AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay C - Millwork, LLC

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/8/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

05/10/2021 10:08



CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here APR 23 2021
DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
ALL
for Instructions

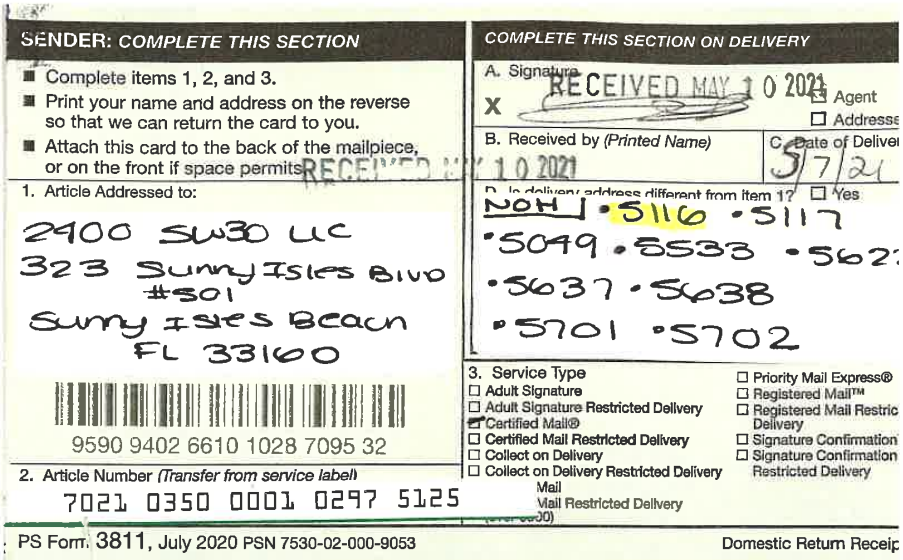
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here APR 23 2021
CURRENT TENANT/DIME INVESTMENTS
GROUP LLC
2400 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH #5049 5116 5117 5533 5622 5637
2400 LLC
009
for Instructions

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 $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here APR 23 2021
HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
10D
for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here MAY 5 2021
TEMPELBERG, JOSEPH/2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here MAY 5 2021
2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
2400 SW 30 AVENUE
PEMBROKE PARK, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage 0.51
Total Postage and Fees $ 8.87
Sent To 2400 SW30 LLC
Street and Apt. No., or PO Box No. 323 Sunny Isles Blvd Ste 501
City, State, ZIP+4 Sunny Isles Beach FL 33160
Postmark Here MAY 03 2021
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

2900 SW30 LLC
323 Sunny Isles Blvd
#501
Sunny Isles Beach
FL 33160

9590 9402 6610 1028 7095 32

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 5125

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED MAY 10 2021 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* RECEIVED MAY 10 2021 C. Date of Delivery 5/7/21

D. Is delivery address different from item 1? ☐ Yes
NOH • 5116 • 5117
• 5049 • 5533 • 562
• 5637 • 5638
• 5701 • 5702

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

9590 9402 4839 9032 7040 23

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2276

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AK ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Kouhei Ishii C. Date of Delivery 5/13/202

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

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

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5116

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay C - Millwork, LLC

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/8/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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. 15-31. - Compliance with building and fire codes	No business tax receipt shall be issued, except renewals, to conduct any business, occupation or profession within the Town, unless the applicant therefor shall be in full compliance with all applicable provisions of the ordinances of the Town and all regulations adopted pursuant thereto, including, but not limited to, the building and fire codes. (Ord. No. 82-5-1, § 1, 5-12-82; Ord. No. 14-06-04, § 15, 6-11-14)	15

1. Conducting Business operation without current Business Tax Receipt. Business Owner will need to STOP ALL ACTIVITY until a Business Tax Receipt is obtained from Town.
2. Racking system installed without Building permit. Business owner will need to obtain building permit for racking system
3. Camera system installed without Building permit. Business owner will need to obtain electrical permit for camera system.

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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Jeffrey Louis

Code Enforcement Officer

4/26/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Case #:

5116

Property Owner:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay C - Millwork, LLC

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Jeffrey Louis

Code Enforcement Officer

4/28/2021

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

Sent To:	Case #:	Date:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	5116	4/26/2021 12:00:00 AM

Property Owner:	Property Description:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	514221010109

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay C - Millwork, LLC

Mailing Purposes Only

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	2400 SW30 LLC
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160

ID #	5142 21 01 0109
Millage	0613
Use	48

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W 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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$233,080	$2,066,680	$2,299,760	$1,478,460	
2020	$233,080	$1,110,980	$1,344,060	$1,344,060	$29,007.23
2019	$233,080	$1,101,600	$1,334,680	$1,299,850	$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Portability	0	0	0	0
Assessed/SOH	$1,478,460	$2,299,760	$1,478,460	$1,478,460
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	$1,478,460	$2,299,760	$1,478,460	$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	117087319
8/12/2015	WD-Q	$1,040,000	113173864
3/17/2008	QCD-T	$100	45229 / 1760
11/30/2001	DR*	$100	32519 / 415
8/28/1992	QC*	$100	19928 / 941

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

C
05/10/2021 10:07

05/10/2021 10:14

05/10/2021 10:14

05/10/2021 10:15

FDC
05/10/2021 10:15

05/10/2021 10:15

C
05/10/2021 10:07

B
DELIVERIES
TO THE
BACK
05/10/2021 10:10

06.08.2020 15:39

06.08.2020 15:39

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5117 **Date Next Inspection** 5/18/2021

Notes 1. Interior Renovation of Bay C. New Drywall, Mini Split A/Cs, New windows, Electrical work, Duct work all completed without proper permits. Property owner will need to obtain and complete Building permits from Town Building Department.
2. New Exterior Window and Lights installed in back of building for Bay C and New Doors installed in back of building for Bay A and Bay B. All work completed without proper permits. Property owner will need to obtain and complete Building permits from Town Building Department.

Double permit fee has been assessed to violations

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/8/2020		Notice of Violation	Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5117

2400 SW 30 LLC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2400 SW 30 AVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: 2400 SW 30 LLC
AT 10:14 A.M./P.M. ON THE 11 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

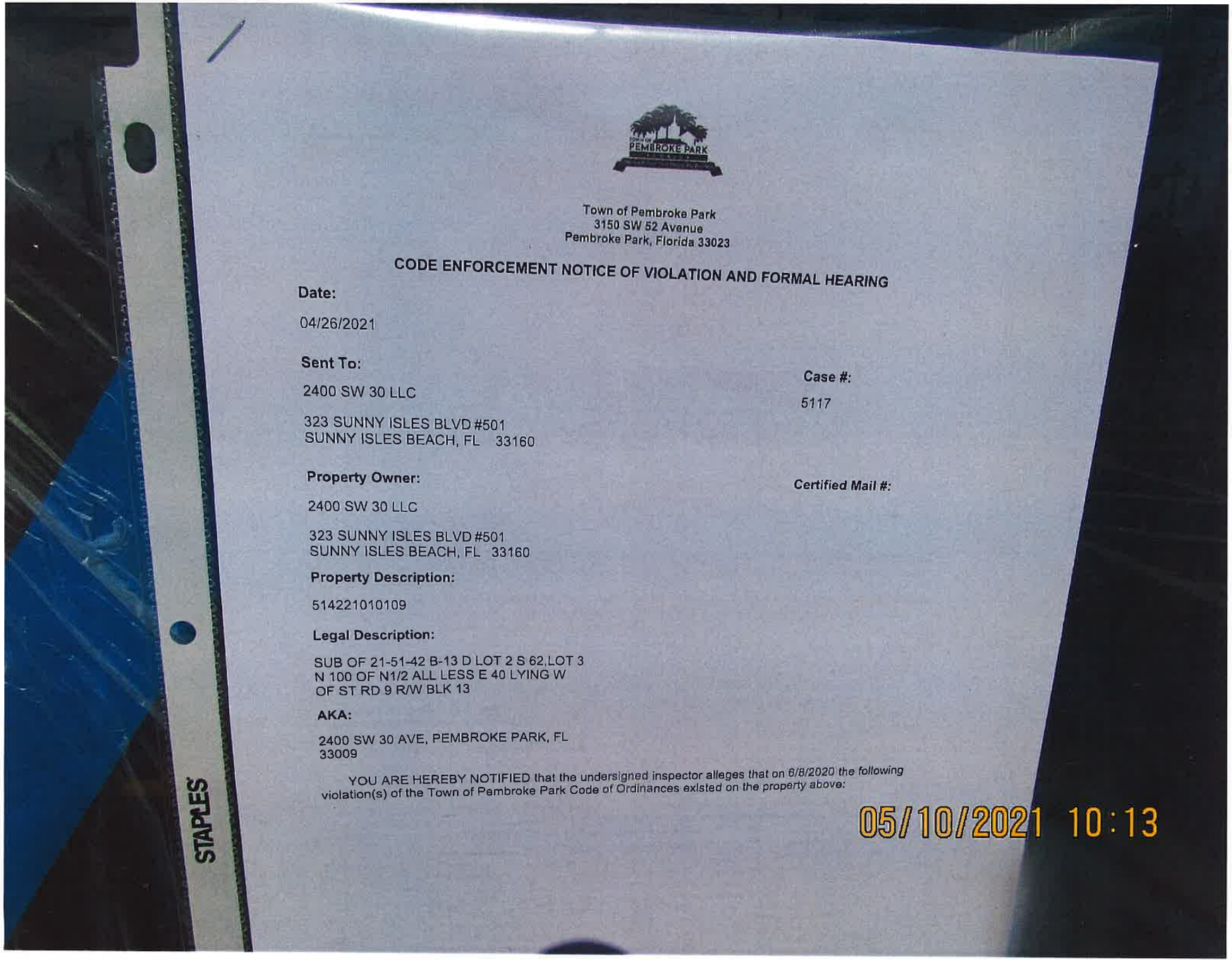
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 11 day of MAY, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5117

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

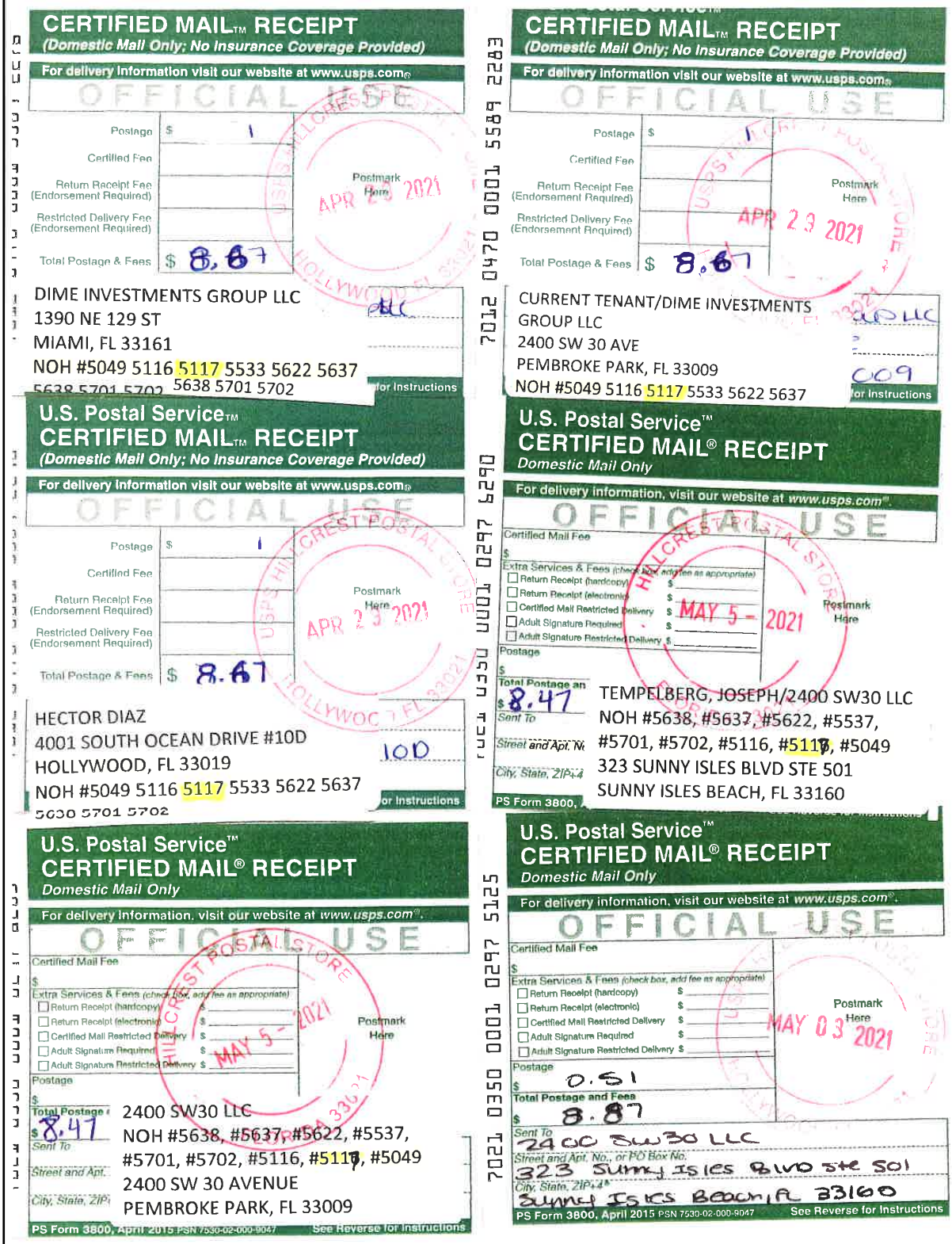
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/8/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

05/10/2021 10:13



CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 23 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
7012 0470 0001 5589 2283
DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
See Reverse for Instructions

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 23 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
CURRENT TENANT/DIME INVESTMENTS
GROUP LLC
2400 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH #5049 5116 5117 5533 5622 5637
See Reverse for Instructions

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 $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 23 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
MAY 5 - 2021
HILLCREST POSTAL STORE HOLLYWOOD FL 33021
7021 0350 0001 0297 6290
TEMPELBERG, JOSEPH/2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5117, #5049
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
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Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
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Street and Apt. No.
City, State, ZIP+4
Postmark Here
MAY 5 - 2021
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2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5117, #5049
2400 SW 30 AVENUE
PEMBROKE PARK, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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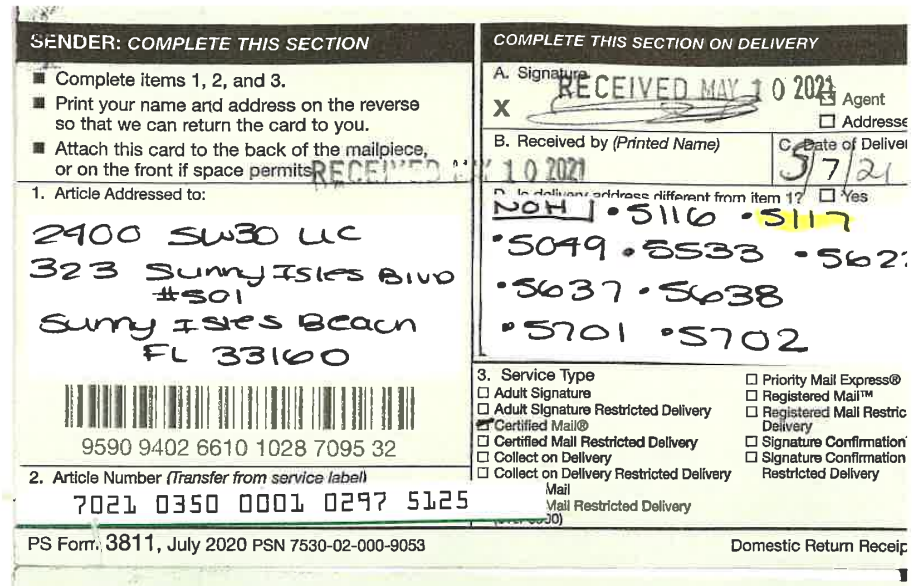
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees $ 8.87
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4
Postmark Here
MAY 03 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
7021 0350 0001 0297 5125
2400 SW30 LLC
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH FL 33160
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

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

RECEIVED MAY 10 2021

1. Article Addressed to:

2900 SW30 LLC
323 Sunny Isles Blvd
#501
Sunny Isles Beach
FL 33160

9590 9402 6610 1028 7095 32

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5125

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED MAY 10 2021
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
5/7/21

D. Is delivery address different from item 1? ☐ Yes
NOH • 5116 • 5117
• 5049 • 5533 • 562
• 5637 • 5638
• 5701 • 5702

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

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

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DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

9590 9402 4839 9032 7040 23

2. Article Number (Transfer from service label)
7012 0470 0001 5589 2276

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AK
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Ronald Cole-19

C. Date of Delivery
5/13/202

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

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

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5117

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/8/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Interior Renovation of Bay C. New Drywall, Mini Split A/Cs, New windows, Electrical work, Duct work all completed without proper permits. Property owner will need to obtain and complete Building permits from Town Building Department.
2. New Exterior Window and Lights installed in back of building for Bay C and New Doors installed in back of building for Bay A and Bay B. All work completed without proper permits. Property owner will need to obtain and complete Building permits from Town Building Department.

Double permit fee has been assessed to violations

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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Jeffrey Louis

Code Enforcement Officer

4/26/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Case #:

5117

Property Owner:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009

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Jeffrey Louis

Code Enforcement Officer

4/26/2021

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

Sent To:	Case #:	Date:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	5117	4/26/2021 12:00:00 AM

Property Owner:	Property Description:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	514221010109

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009

Mailing Purposes Only

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	2400 SW30 LLC
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160

ID #	5142 21 01 0109
Millage	0613
Use	48

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W 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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$233,080	$2,066,680	$2,299,760	$1,478,460	
2020	$233,080	$1,110,980	$1,344,060	$1,344,060	$29,007.23
2019	$233,080	$1,101,600	$1,334,680	$1,299,850	$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Portability	0	0	0	0
Assessed/SOH	$1,478,460	$2,299,760	$1,478,460	$1,478,460
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	$1,478,460	$2,299,760	$1,478,460	$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	117087319
8/12/2015	WD-Q	$1,040,000	113173864
3/17/2008	QCD-T	$100	45229 / 1760
11/30/2001	DR*	$100	32519 / 415
8/28/1992	QC*	$100	19928 / 941

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address: **2400 SW 30 AVE, - C**

Job Name: DIME INVESTMENT

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:3/8/2021 4:08:45 PM

Application Date: 3/8/2021 12:24:12 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Denied	3/31/2021 10:00:01 PM
FIRE	Denied	3/29/2021 9:25:52 AM
STRUCTURAL	Denied	3/26/2021 8:45:39 AM
ZONING	Denied	3/25/2021 6:52:56 PM

TOWN OF PEMBROKE PARK

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

PERMIT NO.
B-92914

APPLICATION NO.

AMT DUE

Inkforce 92914

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: DIME INVESTMENT					
JOB ADDRESS: 2400 SW 30 AVE, - C					
OWNER NAME: DIME INVESTMENT GROUP LLC					
OWNER ADDRESS: 1390 NE 129 ST					
CITY: MIAMI					
PHONE: 7863555356	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: HOUSE DOCTORS					
MAIL ADDRESS: 19050 NE 26TH CT					
CITY STATE ZIP: MIAMI FL 33180					
PHONE: 7869163934	**FAX:**	**EMAIL: HD539@HOUSEDOCTORS.COM**			
CERT. COMPENTENCY: CGC1525825		**STATE REGISTRATION: N/A**			
LOT: C	BLOCK: 000	PRESENT USE: WAREHOUSE & OFFICE	PROPOSED USE: WAREHOUSE & OFFICE		
FOLIO NUMBER: 514221010109		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	N/A
JOB COST: 9500	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION : DEMO INTERNAL OFFICES & WINDOWS & MEZZANINE					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

A
DELIVERIES
TO THE
BACK
05/10/2021 10:13

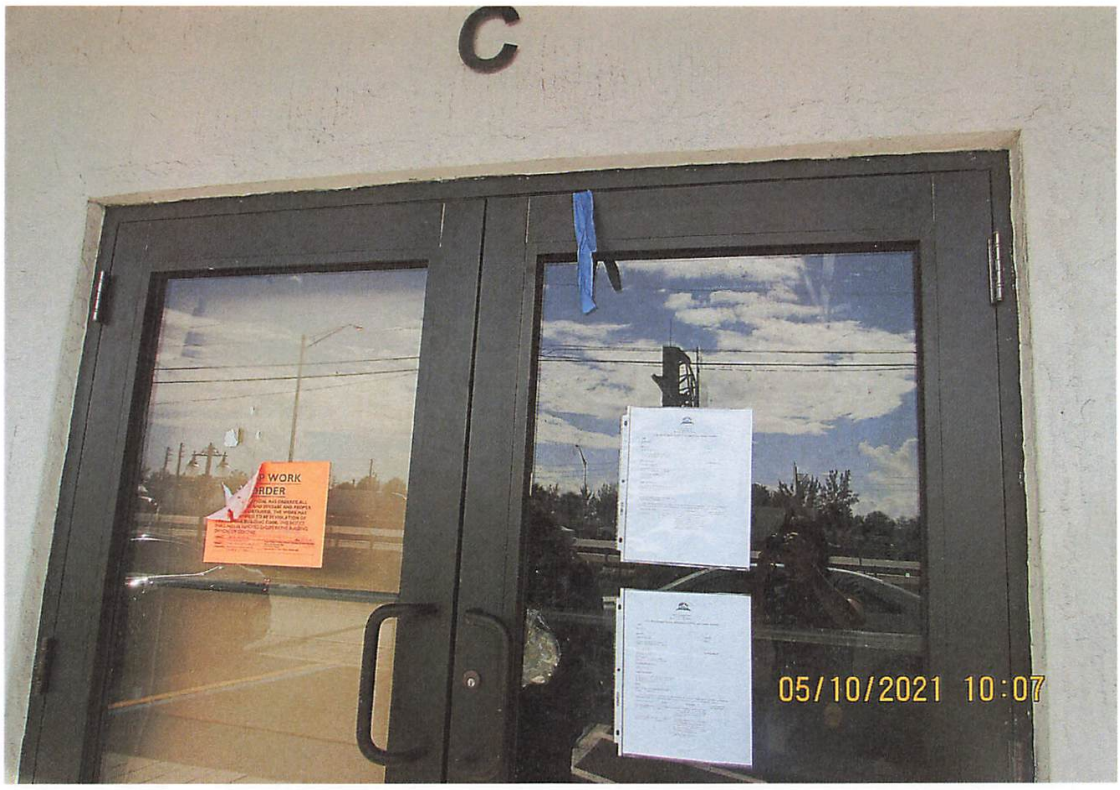
A
05/10/2021 10:14

A
05/10/2021 10:14

05/10/2021 10:14

A
DELIVERIES
TO THE
BACK
05/10/2021 10:13

05/10/2021 10:15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05/10/2021 10:15

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05/10/2021 10:15

05/10/2021 10:15

C
05/10/2021 10:07

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06.08.2020 14:24

06.08.2020 15:37

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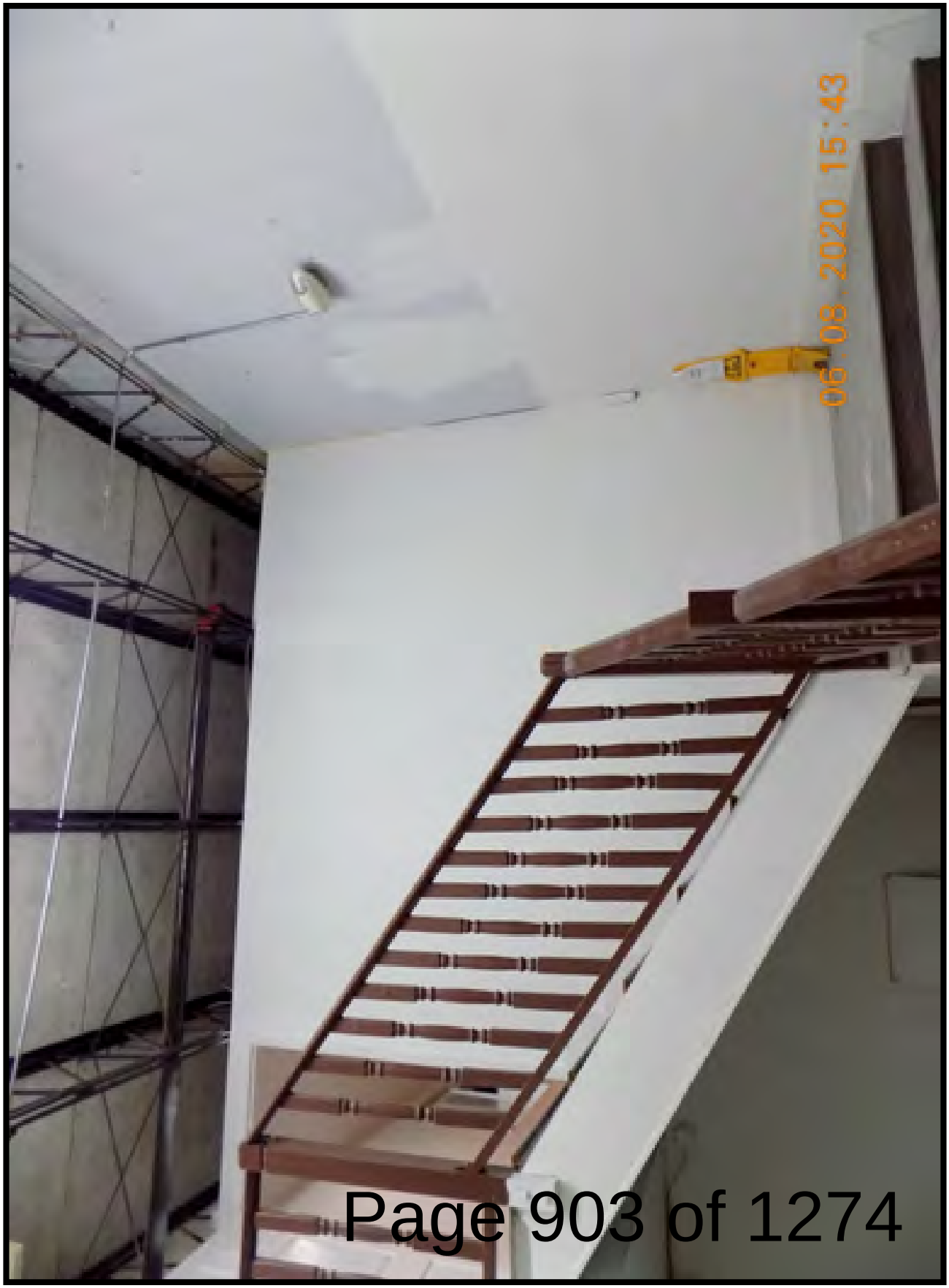
06.08.2020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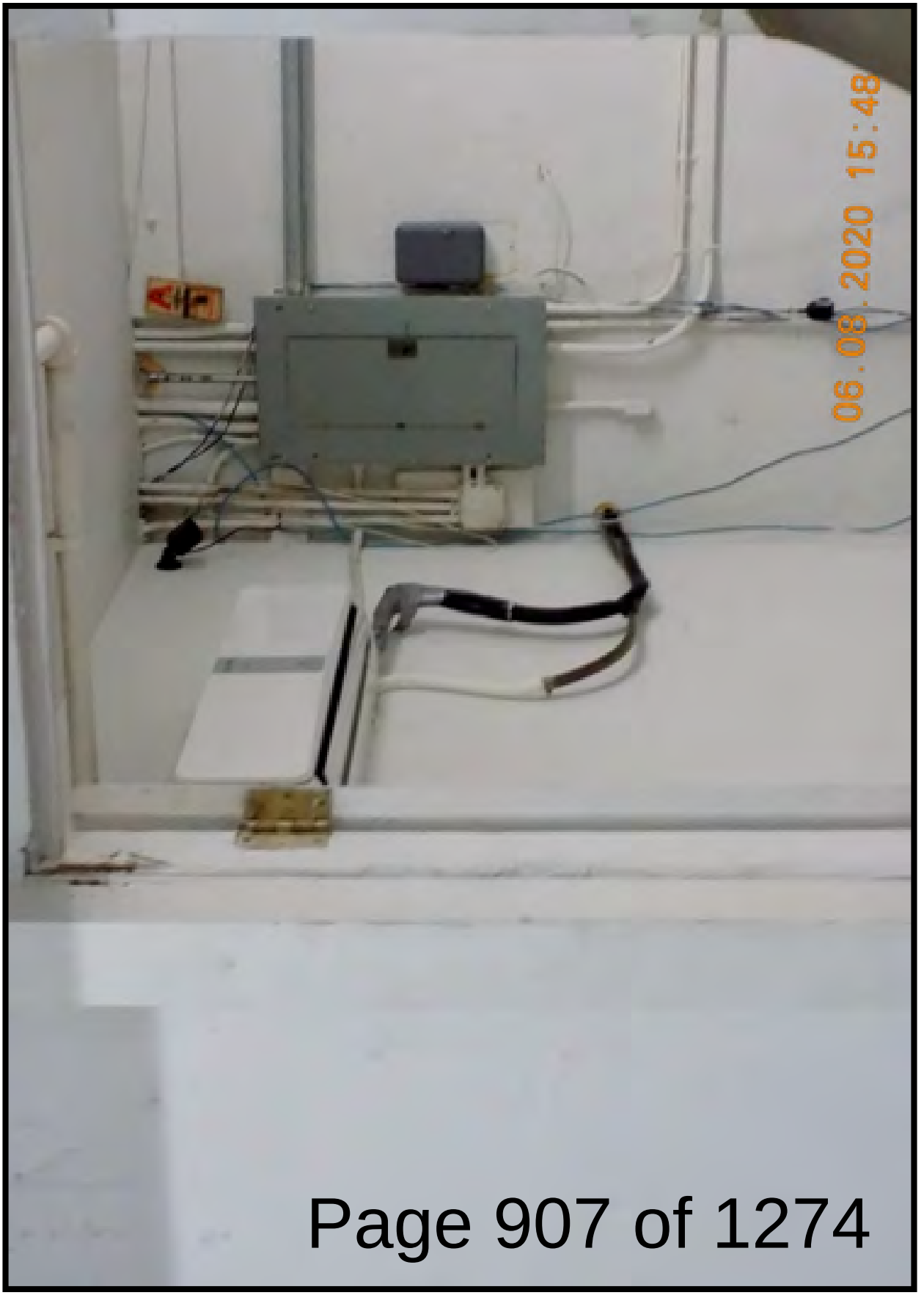
06.08.2020 15:43:

06.08.2020 15:44

06.08.2020 15:45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Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD/A&B Recycling	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5297 **Date Next Inspection** 5/18/2021

Notes

1. Banner sign on back wall. Banner sign is prohibited in Town. Property owner will need to remove banner from back wall
2. Exterior wall needs paint on north and west side of building. Property owner will need to paint and maintain wall
3. Damaged fence in front of property. fence will need to be replaced. Property owner will need to obtain a Building permit to repair/replace fence.
4. Sign maintenance on north wall. Graffiti on sign. Property owner will need to remove graffiti and maintain sign in good state of repair.
6. Overgrown vegetation in front of property

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/30/2020		Notice of Violation	Regular Mail
4/30/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 5/18/2021

Case Overview

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 5/18/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5297
GERALD ANDERSON/A&B RECYCLING
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: GERALD ANDERSON/A&B RECYCLING TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 1708 SW 31 AVENUE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED GERALD ANDERSON/A&B RECYCLING AT 9:41 A.M./P.M. ON THE 11 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

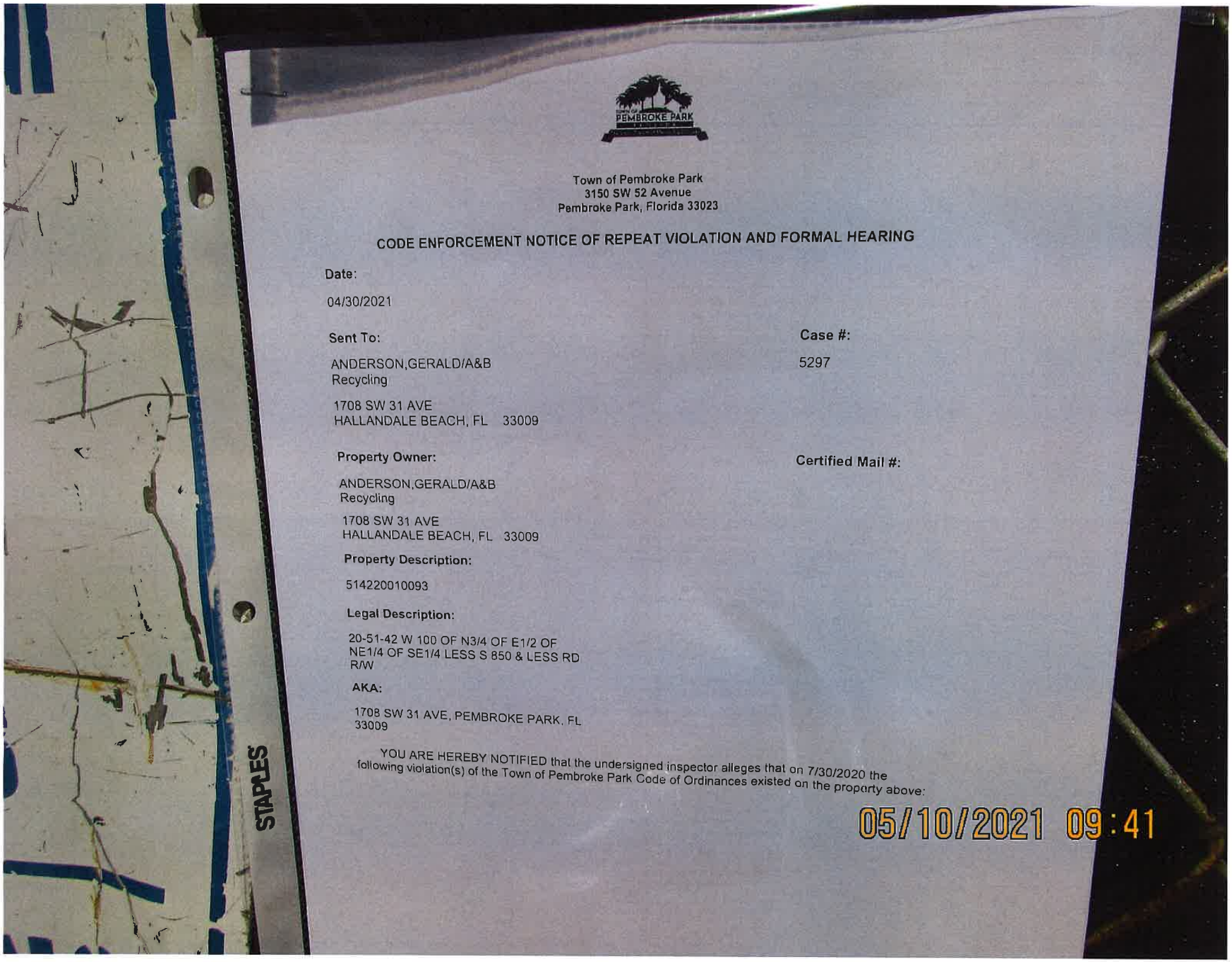
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/30/2021

Sent To:

ANDERSON,GERALD/A&B
Recycling

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

5297

Property Owner:

ANDERSON,GERALD/A&B
Recycling

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

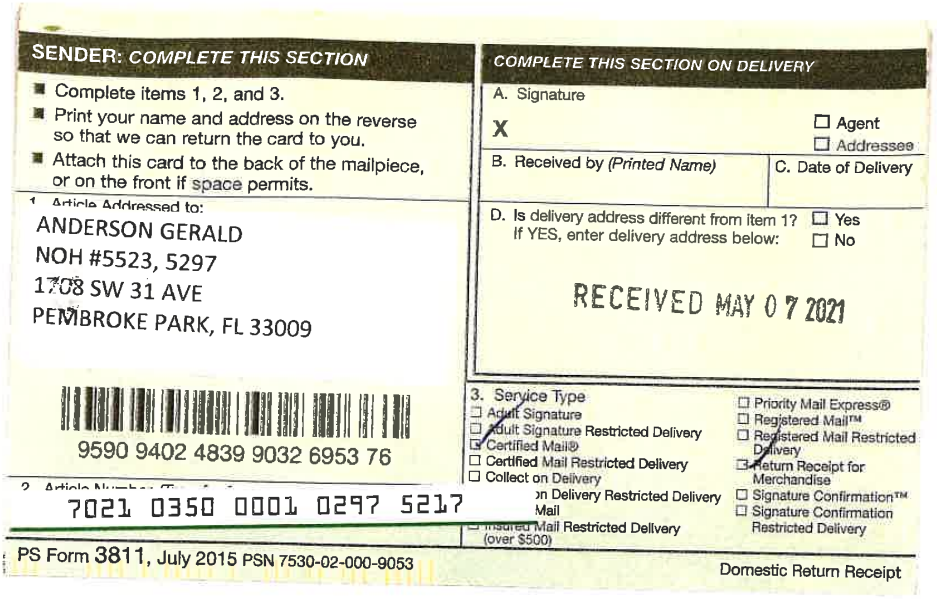
AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

05/10/2021 09:41

BUSINESS HOURS
MON-FRI 8AM-5PM
SATURDAY 8AM-2PM
SUNDAY Closed
Emergency
954-209-4433
A&R RECYCLING
05/10/2021 09:41



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ANDERSON GERALD
NOH #5523, 5297
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6953 76

2. Article Number (Transfer from service label)

7021 0350 0001 0297 5217

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

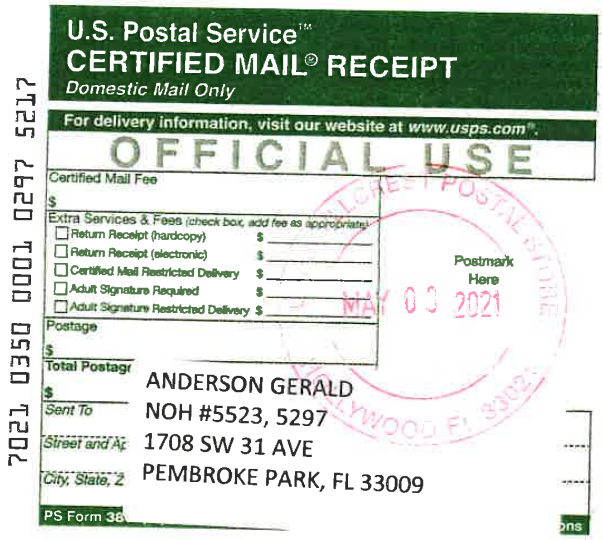
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED MAY 07 2021

3. Service Type

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$

Sent To ANDERSON GERALD
Street and Apt. NOH #5523, 5297
City, State, ZIP 1708 SW 31 AVE
PEMBROKE PARK, FL 33009

PS Form 38

Postmark Here
MAY 03 2021

7021 0350 0001 0297 5217

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$120,830	$40,130	$160,960	$160,960	
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44
2019	$103,570	$40,470	$144,040	$136,290	$3,027.98

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$160,960	$160,960	$160,960	$160,960
Portability	0	0	0	0
Assessed/SOH	$160,960	$160,960	$160,960	$160,960
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	$160,960	$160,960	$160,960	$160,960

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$10.50	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Profit Corporation
A&B RECYCLING, INC.

Filing Information

Document Number	P97000021980
FEI/EIN Number	07-3654268
Date Filed	03/11/1997
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/22/2000
Event Effective Date	NONE

Principal Address

1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Mailing Address

1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

ANDERSON, GERALD
1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Officer/Director Detail

Name & Address

Title P

HAYES, MIRIAN
3301 W. LAKE PLACE
MIRAMAR, FL 33023

Annual Reports

Report Year	Filed Date
1998	08/27/1998
1999	10/22/1999

Document Images

10/22/1999 -- ANNUAL REPORT	View image in PDF format
08/27/1998 -- ANNUAL REPORT	View image in PDF format
03/11/1997 -- Domestic Profit Articles	View image in PDF format

Florida Department of State, Division of Corporations

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/30/2021

Sent To:

ANDERSON,GERALD/A&B
Recycling

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

5297

Property Owner:

ANDERSON,GERALD/A&B
Recycling

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF
NE1/4 OF SE1/4 LESS S 850 & LESS RD
R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	31
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...	31

1. Banner sign on back wall. Banner sign is prohibited in Town. Property owner will need to remove banner from back wall
2. Exterior wall needs paint on north and west side of building. Property owner will need to paint and maintain wall
3. Damaged fence in front of property. fence will need to be replaced. Property owner will need to obtain a Building permit to repair/replace fence.
4. Sign maintenance on north wall. Graffiti on sign. Property owner will need to remove graffiti and maintain sign in good state of repair.
6. Overgrown vegetation in front 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 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis

Code Enforcement Officer

4/30/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

ANDERSON,GERALD/A&B
Recycling

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

5297

Date:

4/30/2021 12:00:00 AM

Property Owner:

ANDERSON,GERALD/A&B
Recycling

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Mailing Purposes Only

05/10/2021 09:38

See What Team
VIP Heart Care
Feels Like.
05/10/2021 09:38

05/10/2021 09:38

2yd
05/10/2021 09:40

05/10/2021 09:40

05/10/2021 09:40

05/10/2021 09:41

05/10/2021 09:41

05/10/2021 09:41

05/10/2021 09:41

05/10/2021 09:41

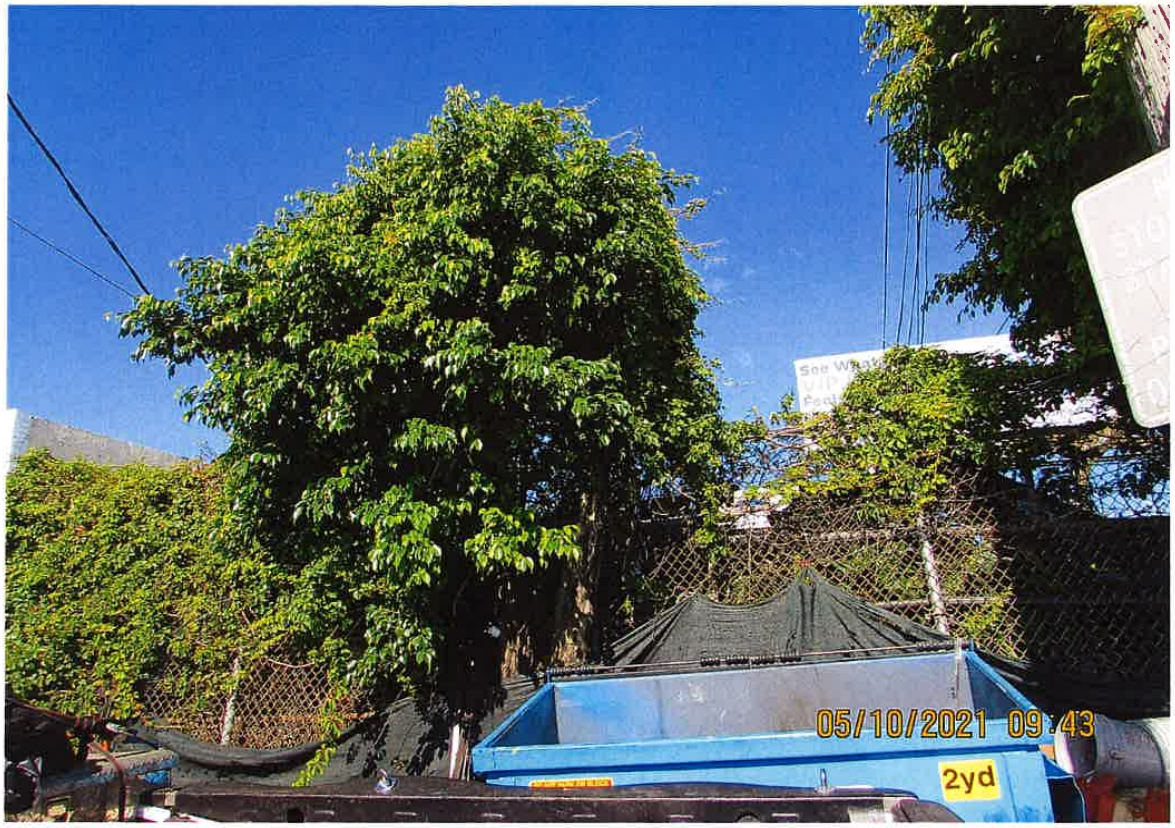
RECYCLING
1708-98 S.W. 31 AVE
954-987-5553
Recycling Makes Cents
05/10/2021 09:41

TART CROSSING
Watch For
Vehicles
ION'T START
nish Crossing
lf Started
E REMAINING
inish Crossing
'T CROSS
05/10/2021 09:41

05/10/2021 09:42

05/10/2021 09:42

05/10/2021 09:43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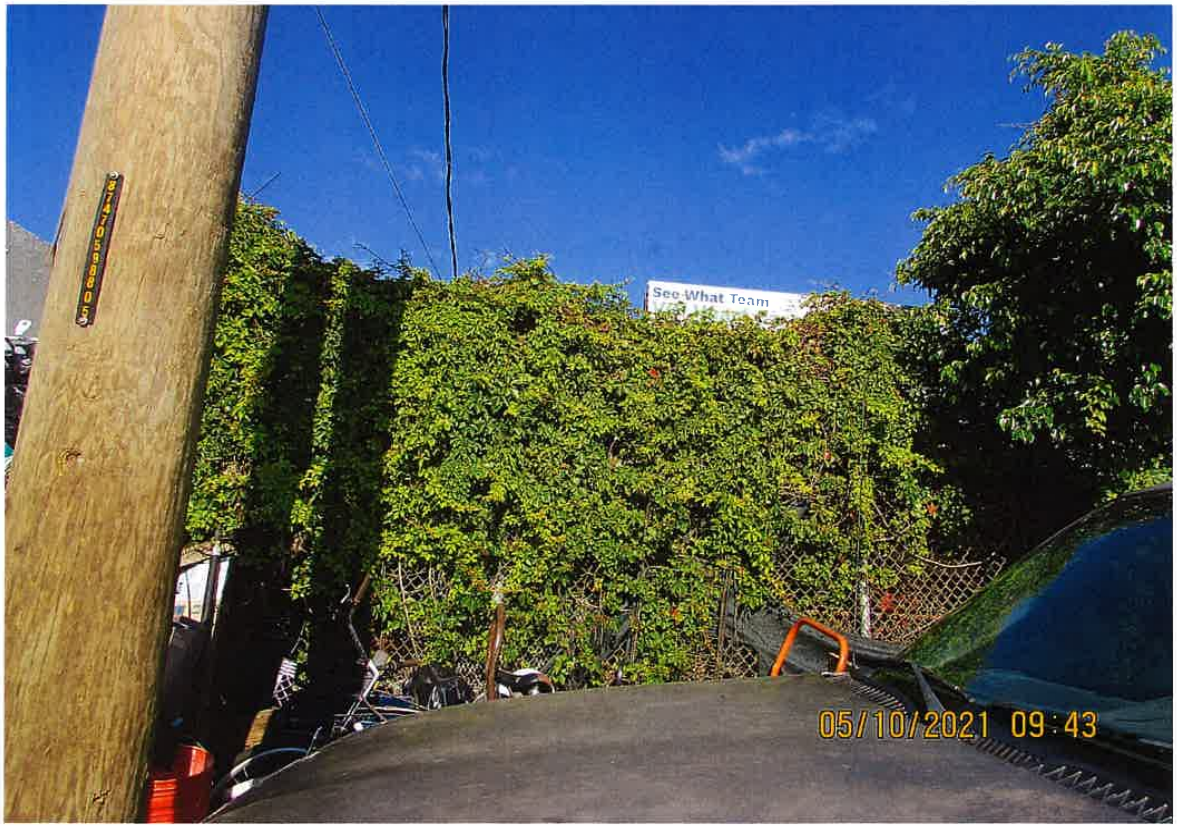
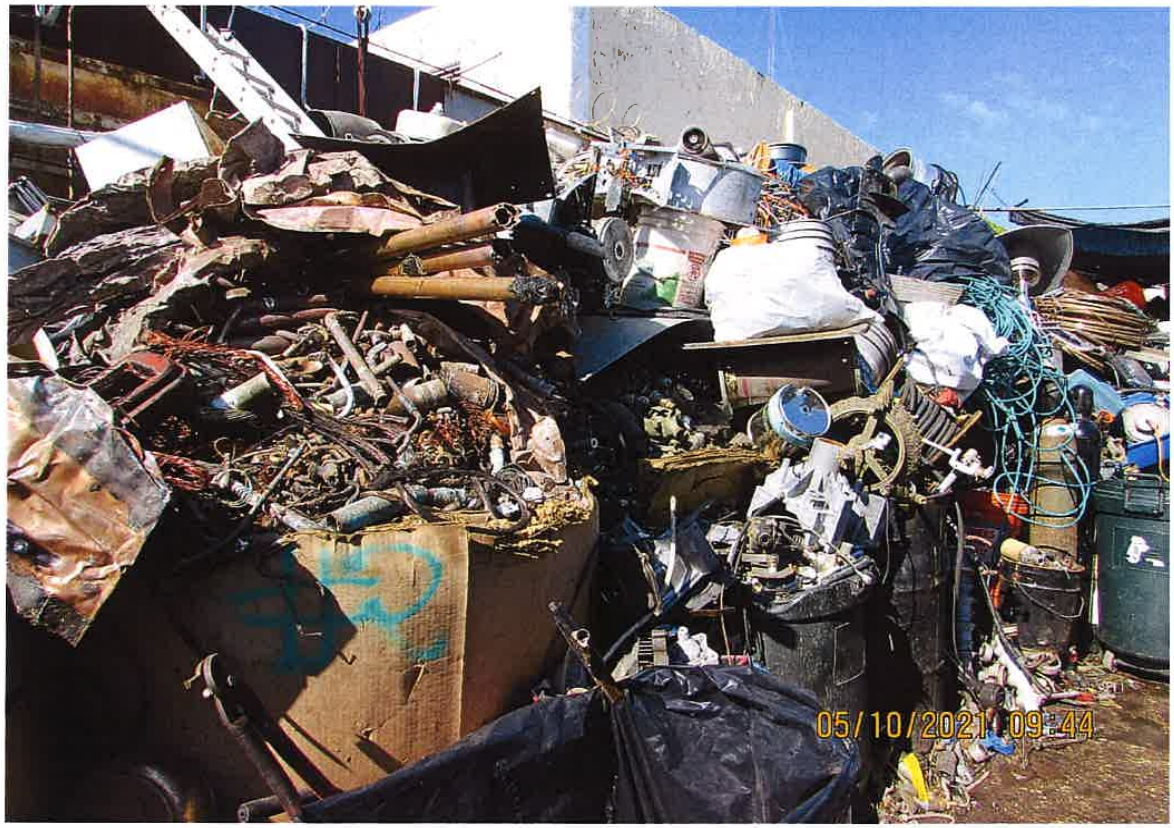
2yd


05/10/2021 09:43

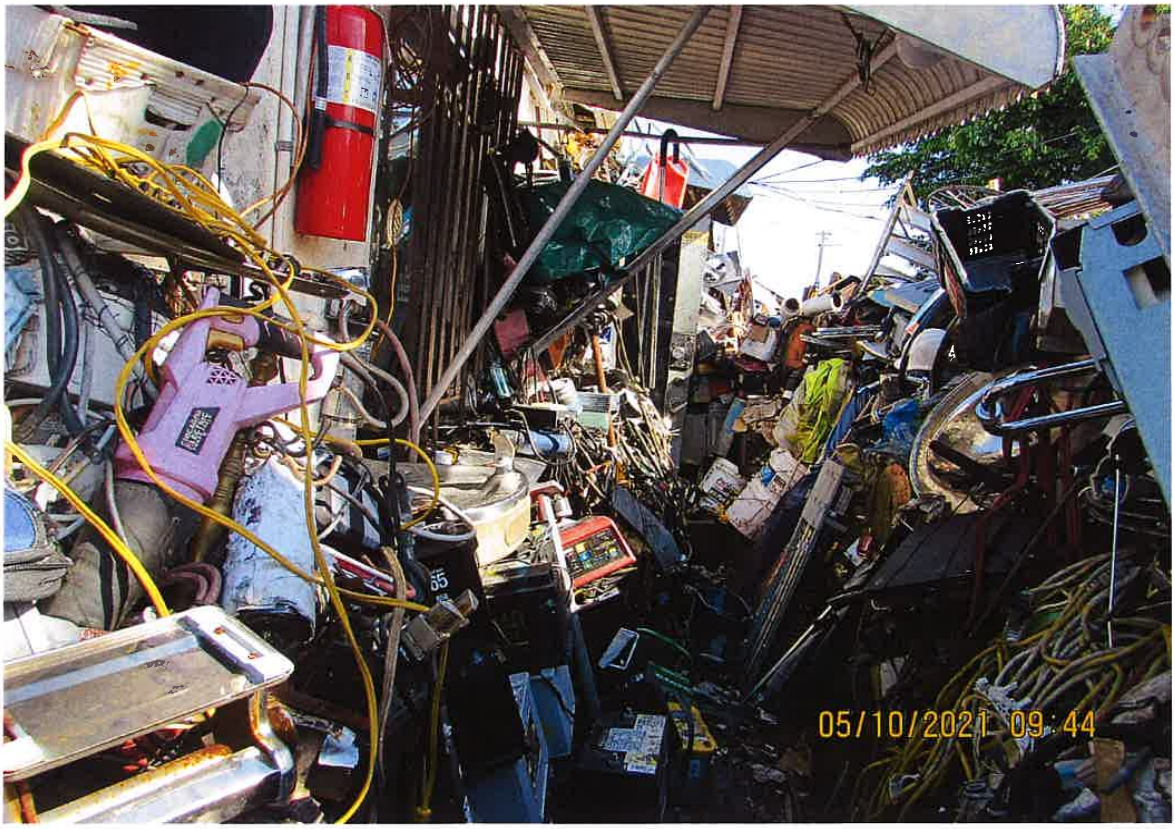
LET'S
DO
THIS.
05/10/2021 09:44

05/10/2021 09:44


05/10/2021 09:44

05/10/2021 09:44

05/10/2021 09:44


05/10/2021 09:44

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
ANDERSON,GERALD/A&B Recycling 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	5297	07/30/2020

Property Owner:	Property Description:	Certified Mail #:
ANDERSON,GERALD/A&B Recycling 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	

Legal Description:	AKA:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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Notes/Means of Correction:

1. Banner sign on back wall. Banner sign is prohibited in Town. Property owner will need to remove banner from back wall
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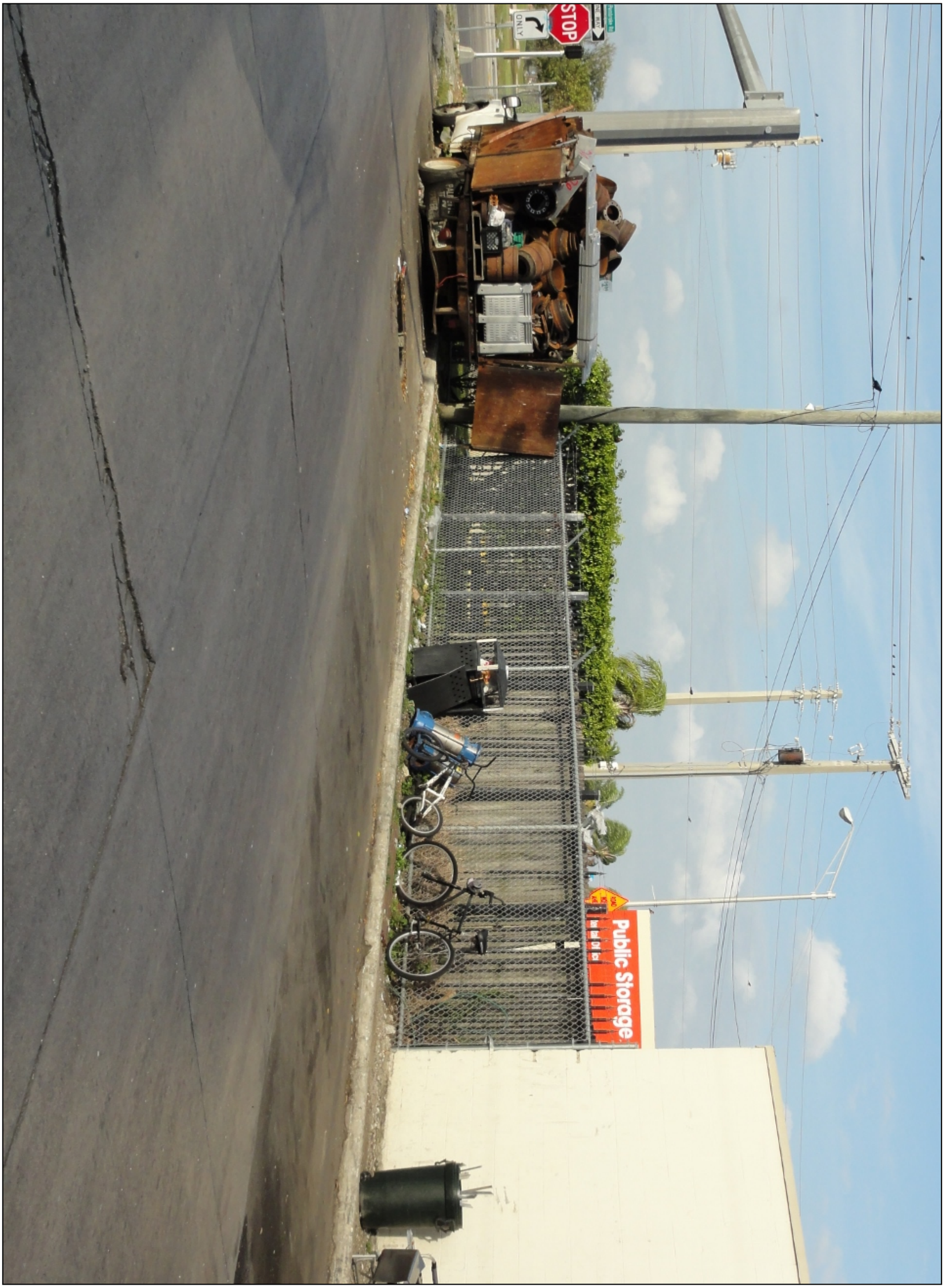
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jeffrey Louis
Code Enforcement Officer

K&P KIT
CABINETS

CHOW TIME
GRILL + BUFFET
BUS TOURS WELCOME
7 Mi. on Right • 12375 Pembroke Rd.
OVER 250 seats

K&P KITCHENS
THE CORNER


STOP
ONLY
Public Storage

AROUND THE CORNER

KITCHEN CABINETS GRANITE & QUARTZ COUNTER TOPS
K&P KITCHENS
SALE TO THE PUBLIC AROUND THE CORNER

BINETS GRANITE & QUARTZ COUNTER TOPS
PUBLIC AROUND THE CORNER

A & B
RECYCLING
1708-98 S.W. 31 AVE. MON. to FRI. 8-5 SAT. 8-
954.987.5553
Recycling Makes Cen
KITCHEN CABINETS
ALL WOOD
WHOLE SALE
TO THE PUBLIC
954-322-2002
1708 SW 31 AVE.

A to Z
Marketing
110-220V
ELECTRONICS
TURN HERE
SECOND LEFT

BUSINESS HOURS
MON-SAT 8AM-5PM
SATURDAY 8AM-2PM
SUNDAY Closed
Emergency
954-209-4433
A&R RECYCLING

Case Overview

Property/Incident Information

Owner	Address	Site Address
3101 REALTY CORP	655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	3101 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Bay 100 - 24/7 Liquor Store

Legal Description

Case Status Open **Case #** 5133 **Date Next Inspection** 5/18/2021

Notes 1. Neon lights in window. property owner and/or Business owner must remove neon light surrounding windows
2. Trash and debris on side of building. Property owner and/or Business must remove trash and debris

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/16/2020		Notice of Violation	Regular Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 5/18/2021
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 5/18/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5133

24/7 LIQUORS
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 24/7 LIQUORS
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3101 W HALLANDALE BEACH BLVD #100, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: 24/7 LIQUORS
AT 10:20 A.M. P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

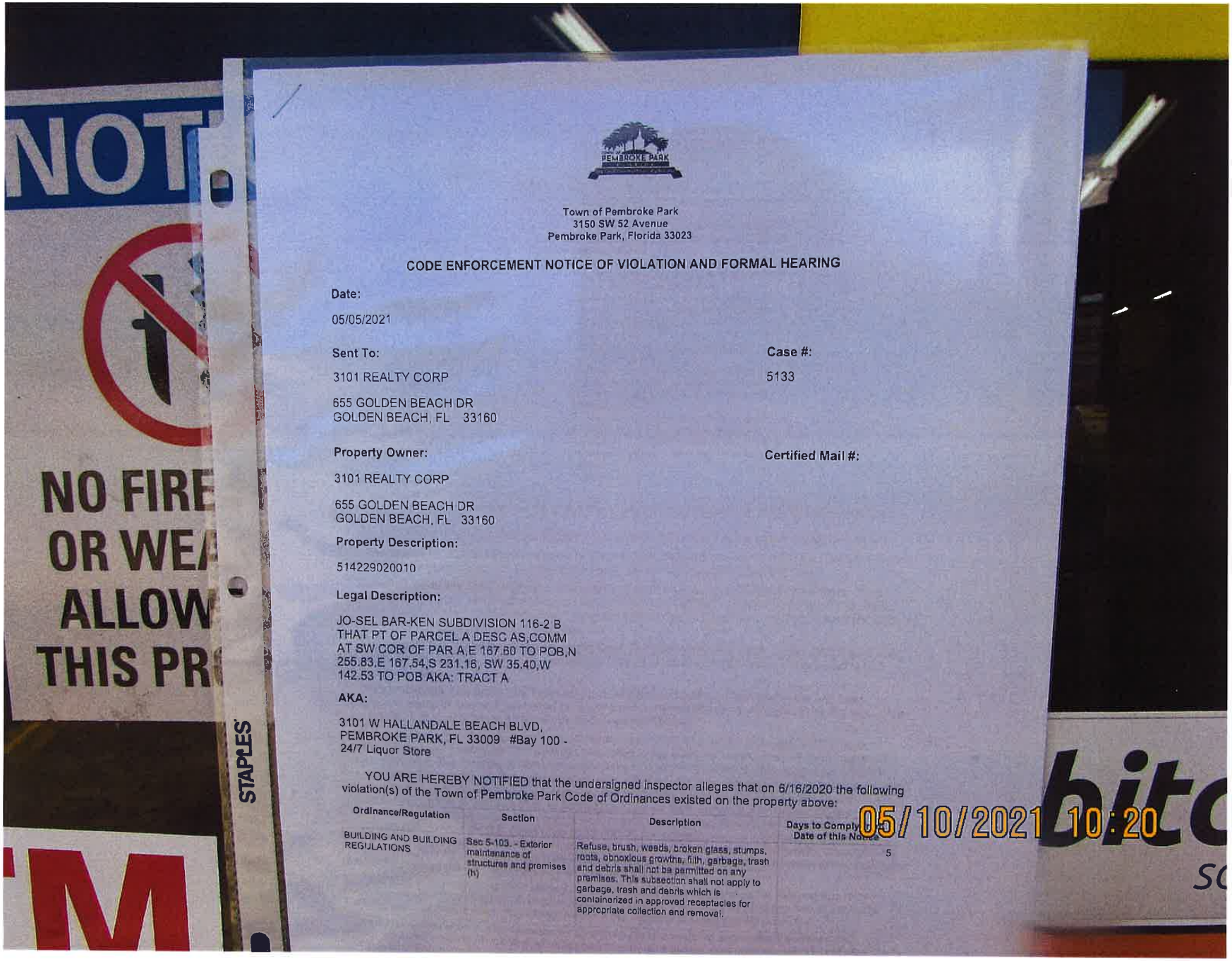
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Teresa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLL
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/05/2021

Sent To:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Case #:

5133

Property Owner:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Certified Mail #:

Property Description:

514229020010

Legal Description:

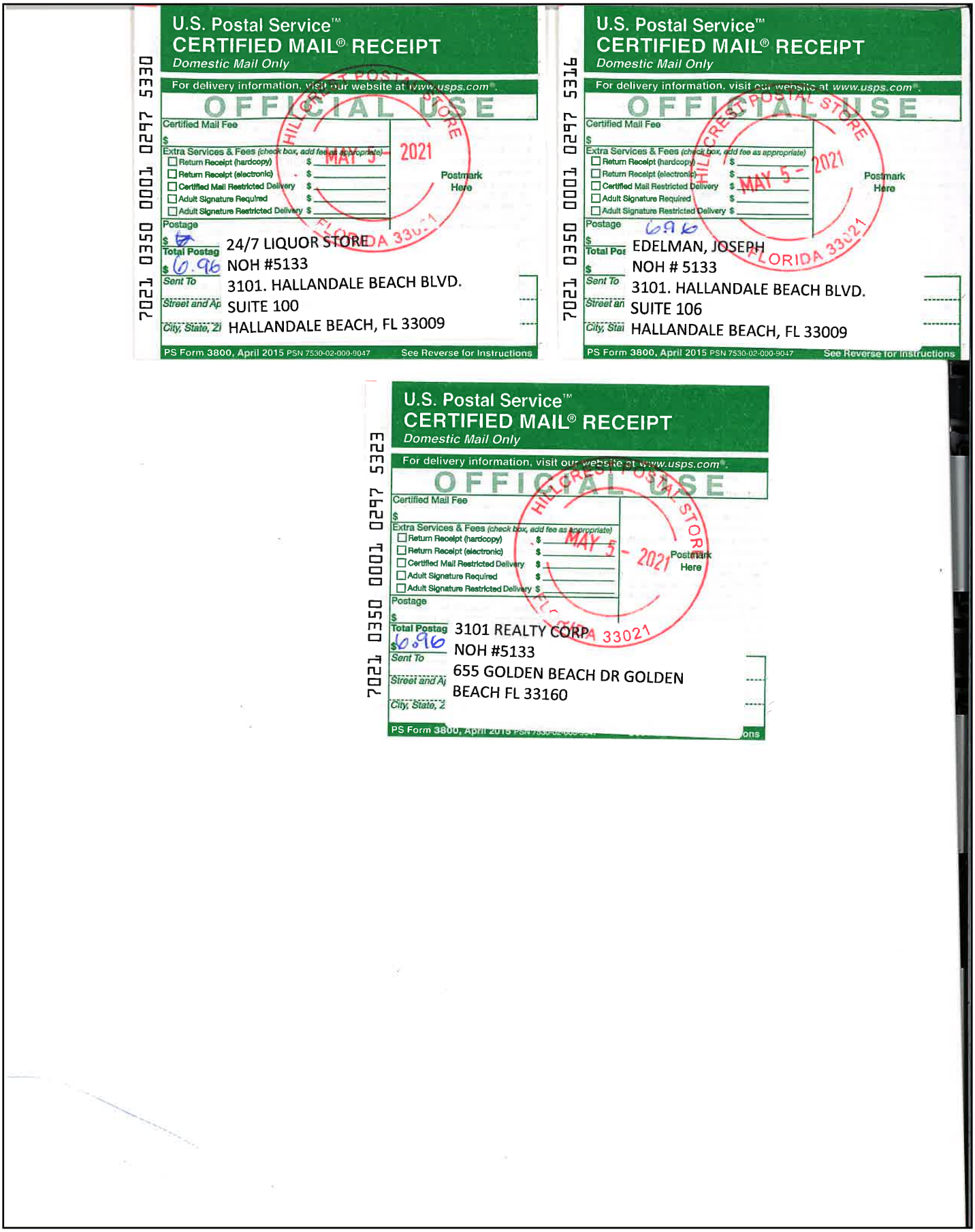
JO-SEL BAR-KEN SUBDIVISION 116-2 B
THAT PT OF PARCEL A DESC AS,COMM
AT SW COR OF PAR A,E 167.80 TO POB,N
255.83,E 167.54,S 231.16, SW 35.40,W
142.53 TO POB AKA: TRACT A

AKA:

3101 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Bay 100 -
24/7 Liquor Store

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/16/2020 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 Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	5



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postag
$ 6.96

Sent To
24/7 LIQUOR STORE

Street and Ap
NOH #5133
3101. HALLANDALE BEACH BLVD.
SUITE 100

City, State, Zi
HALLANDALE BEACH, FL 33009

HILLCREST POSTAL STORE
MAY 5 2021
FLORIDA 330-1

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 5330

U.S. Postal Service™
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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.96

Total Pos
$

Sent To
EDELMAN, JOSEPH

Street an
NOH # 5133
3101. HALLANDALE BEACH BLVD.
SUITE 106

City, Stai
HALLANDALE BEACH, FL 33009

HILLCREST POSTAL STORE
MAY 5 2021
FLORIDA 33021

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 5316

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postag
$ 6.96

Sent To
3101 REALTY CORP

Street and Aj
NOH #5133
655 GOLDEN BEACH DR GOLDEN BEACH FL 33160

City, State, Z

HILLCREST POSTAL STORE
MAY 5 2021
FLORIDA 33021

Postmark Here

PS Form 3800, April 2015

7021 0350 0001 0297 5323

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X J.H. 4061 ☐ Agent ☐ Addressee

B. Received by (Printed Name) CO-C9 C. Date of Delivery 5/7/21

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

RECEIVED MAY 10 2021

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
123 ail
ail Restricted Delivery
(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:

EDELMAN, JOSEPH
NOH # 5133
3101. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

9590 9402 6610 1028 7088 25

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5316

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. CRT C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Ed Elman, Joseph C. Date of Delivery 5-7-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED MAY 10 2021

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
(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:

24/7 LIQUOR STORE
NOH #5133
3101. HALLANDALE BEACH BLVD.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. CRT C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Liquor Store C. Date of Delivery 5-7-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/05/2021

Sent To:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Case #:

5133

Property Owner:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Certified Mail #:

Property Description:

514229020010

Legal Description:

JO-SEL BAR-KEN SUBDIVISION 116-2 B
THAT PT OF PARCEL A DESC AS,COMM
AT SW COR OF PAR A,E 167.60 TO POB,N
255.83,E 167.54,S 231.16, SW 35.40,W
142.53 TO POB AKA: TRACT A

AKA:

3101 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Bay 100 -
24/7 Liquor Store

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/16/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	5

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	5

1. Neon lights in window. property owner and/or Business owner must remove neon light surrounding windows
2. Trash and debris on side of building. Property owner and/or Business must remove trash and debris

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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis

Code Enforcement Officer

5/5/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
3101 REALTY CORP 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	5133	5/5/2021 12:00:00 AM

Property Owner:	Property Description:
3101 REALTY CORP 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	514229020010

Legal Description:	AKA:
JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCEL A DESC AS,COMM AT SW COR OF PAR A,E 167.60 TO POB,N 255.83,E 167.54,S 231.16, SW 35.40,W 142.53 TO POB AKA: TRACT A	3101 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Bay 100 - 24/7 Liquor Store

Mailing Purposes Only

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3101 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	3101 REALTY CORP
Mailing Address	655 GOLDEN BEACH DR GOLDEN BEACH FL 33160

ID #	5142 29 02 0010
Millage	0613
Use	12

Abbr Legal Description	JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCEL A DESC AS,COMM AT SW COR OF PAR A,E 167.60 TO POB,N 255.83,E 167.54,S 231.16, SW 35.40,W 142.53 TO POB AKA: TRACT A

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$468,730	$1,010,920	$1,479,650	$1,479,650	
2020	$468,730	$1,010,920	$1,479,650	$1,360,810	$30,141.82
2019	$468,730	$1,010,920	$1,479,650	$1,237,100	$28,645.45

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,479,650	$1,479,650	$1,479,650	$1,479,650
Portability	0	0	0	0
Assessed/SOH	$1,479,650	$1,479,650	$1,479,650	$1,479,650
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	$1,479,650	$1,479,650	$1,479,650	$1,479,650

Sales History

Date	Type	Price	Book/Page or CIN
6/3/2014	SW*-E	$5,250,000	112334915
10/16/2003	WD*	$4,394,800	36269 / 1868
10/1/1991	CET	$409,500	12305 / 714

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	42,612	SF
Adj. Bldg. S.F. (Card, Sketch)		11360
Eff./Act. Year Built: 1995/1984		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

LIQUORS
3101
14
2021/05/12 21:53:10

24/7
LIQUORS
3101
OPEN
99
2021/05/12 21:53:39

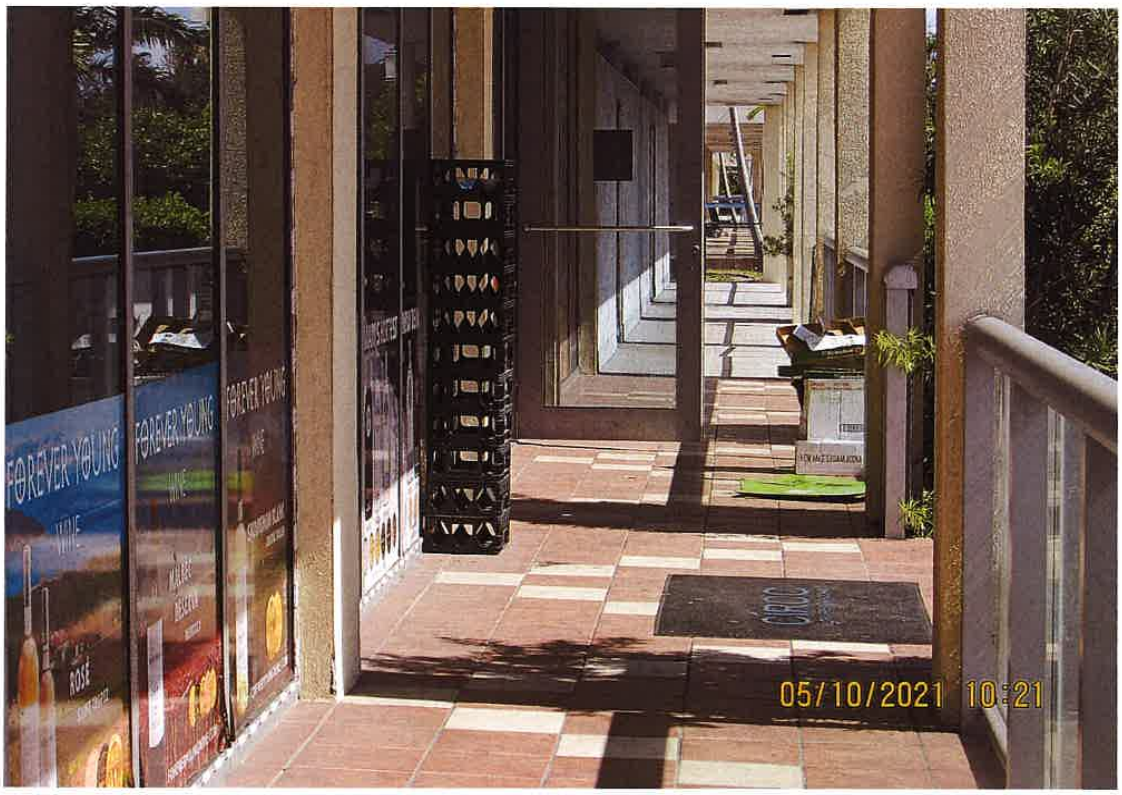
24/7 LIQUORS
05/10/2021 10:20

CABARE
99 BRAND
99 PROOF
Live Life In Color!
PATRÓN
South Bay Rum
Imported
from
The Dominican
Republic
Rated 94 points
Ultimate Spirits
Challenge
MONACO
2.5 SHOTS IN EVERY CAN
CINCORO
05/10/2021 10:20

Wear face mask
We deliver with Postmates.
ATM INSIDE
bitcoin
24/7 LIQUORS
(954) 544-3673 | 247LIQUORS.COM
E11EVEN VODKA
NO SUGAR
VODKA SODA
3 KILOS VOD
05/10/2021 10:20

ATM
NEW FROM MONACO
COGNAC CRUSH
MONACO
05/10/2021 10:21

24/7 LIQUORS
ZERO
F*#KS
GIVEN
SUPPORT
LOCAL
05/10/2021 10:21


FOREVER YOUNG
FOREVER YOUNG
FOREVER YOUNG
05/10/2021 10:21

24/7
LIQUORS
3101
ATM
2020/06/19 23:04:14

Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS	8500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics

Legal Description

Case Status Open **Case #** 5409 **Date Next Inspection** 5/18/2021

Notes A/C permit expired (187440-0). A/C is installed without permit. Property and/or Business Owner will need to obtain new A/C permit.
Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/27/2020		Notice of Violation	Regular Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5409

WINDOW CLASSICS
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: WINDOW CLASSICS
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2401 SW 32 AVE, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: WINDOW CLASSICS
AT 10:27 A.M./P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of May, 2021, by TERESSA MALCOLM as Code Enforcement Officer for the Town of Pembroke Park.

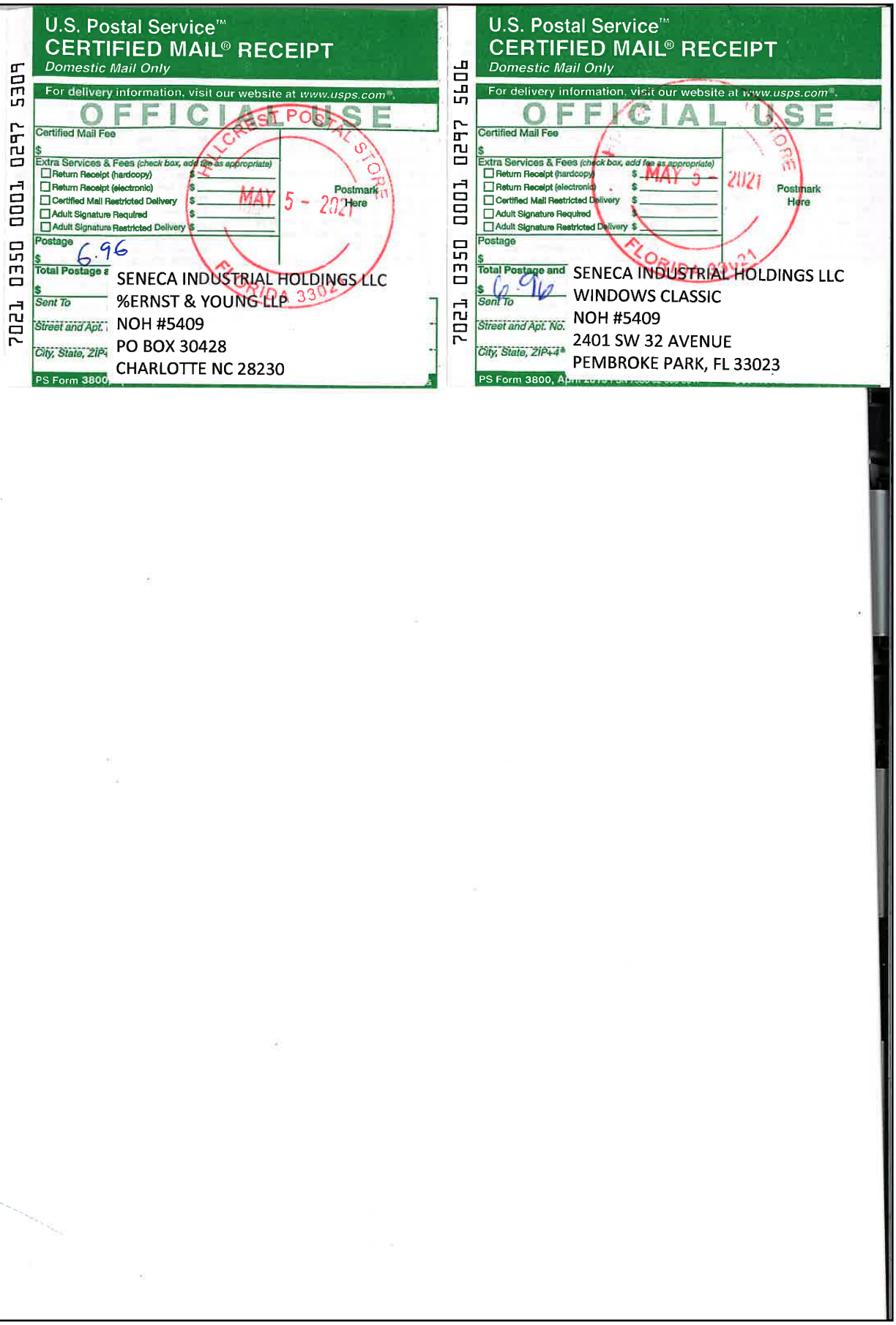
Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

2401
05/10/2021 10:27

WINDOW CLASSICS
MARVIN
WINDOWS & DOORS
2401
05/10/2021 10:27



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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.96

Total Postage and
$

Sent To
SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP

Street and Apt. No.
NOH #5409

City, State, ZIP+4®
PO BOX 30428
CHARLOTTE NC 28230

PS Form 3800

7021 0350 0001 0297 5309

HILLCREST POSTAL STORE
MAY 5 - 2021
FLORIDA 3302

Postmark Here

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $ MAY 5 2021
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 6.96

Sent To
SENECA INDUSTRIAL HOLDINGS LLC
WINDOWS CLASSIC

Street and Apt. No.
NOH #5409
2401 SW 32 AVENUE

City, State, ZIP+4®
PEMBROKE PARK, FL 33023

PS Form 3800, A

7021 0350 0001 0297 5606

Postmark Here

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/05/2021

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Case #:

5409

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Certified Mail #:

Property Description:

514220170080

Legal Description:

SENECA PLAT 165-9 B POR OF PAR A
DESC AS:COMM AT INTERSEC OF SLY
R/W/L OF SW 25 ST AS SHOWN ON
WILPON PARK PLAT AND ELY/L OF
SENECA PLAT;W 334.69 TO POB N
314.19;W 472.38, S 625,E 455.50,N
310.81,E 17.01 TO POB

AKA:

2401 SW 32 AVE, PEMBROKE PARK, FL
33023 #Window Classics

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/27/2020 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. 5-2. - 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

A/C permit expired (187440-0). A/C is installed without permit. Property and/or Business Owner will need to obtain new A/C permit.
Double permit fee has been assessed to violation

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

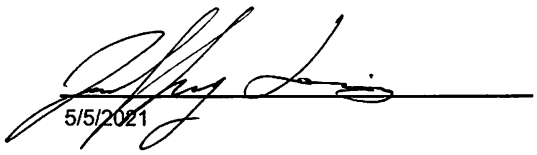
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis

Code Enforcement Officer



5/5/2021

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2401 SW 32 AVENUE, PEMBROKE PARK FL 33023
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP
Mailing Address	PO BOX 30428 CHARLOTTE NC 28230

ID #	5142 20 17 0080
Millage	0613
Use	48

Abbr Legal Description	SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,739,810	$9,305,890	$11,045,700	$10,822,600	
2020	$1,739,810	$8,098,920	$9,838,730	$9,838,730	$212,337.50
2019	$1,739,810	$8,348,330	$10,088,140	$10,045,230	$219,616.75

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$11,045,700	$11,045,700	$11,045,700	$11,045,700
Portability	0	0	0	0
Assessed/SOH	$10,822,600	$11,045,700	$10,822,600	$10,822,600
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$10,822,600	$11,045,700	$10,822,600	$10,822,600

Sales History

Date	Type	Price	Book/Page or CIN
12/11/2007	SW*-T	$100	44911 / 14
3/22/2001	SWD	$1,008,300	31418 / 946

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	289,968	SF
Adj. Bldg. S.F. (Card, Sketch)		108402
Eff./Act. Year Built: 2002/2001		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: **187440-0**

Job Address: **2401 SW 32 AVE**

Job Name: WINDOWS CLASSIC

Permit Status: Expired

Permit Issued Date:1/24/2018 3:02:07 PM

Submitted Into Plan Review Date:1/12/2018 2:47:43 PM

Application Date: 1/12/2018 2:36:37 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 12 Day(s)

Required Disciplines

Discipline	Status	Date
FIRE	Approved	1/23/2018 8:08:08 AM
MECHANICAL	Approved	1/16/2018 5:28:05 PM
ZONING	Pending	

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

187440
PERMIT NO.
M-84207
APPLICATION NO.

Inkforce 84207

BUILDING PERMIT APPLICATION

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: MECHANICAL					
JOB NAME: WINDOWS CLASSIC					
JOB ADDRESS: 2401 SW 32 AVE					
OWNER NAME: SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS					
OWNER ADDRESS: 8500 ANDREW CARNEGIE BLVD					
CITY: CHARLOTTE					
PHONE: 9547425544	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: Air Around The Clock					
MAIL ADDRESS: 11840 NW 41 ST					
CITY STATE ZIP: CORAL SPRINGS FL 330650000					
PHONE: 9547425544	**FAX:**	**EMAIL:**			
CERT. COMPENTENCY: CAC053821	**STATE REGISTRATION: N/A**				
LOT: 0000	BLOCK: 0000	PRESENT USE: WAREHOUSE	PROPOSED USE: WAREHOUSE		
FOLIO NUMBER: 514220170080	SUBDIVISION: N/A				
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 9600	SQ.FT. / L.F.: 0				
DESCRIBE WORK: A/C CHANGE OUT: EXISTING-CARRIER 50HJ008 MIN CIRCUIT 28AMPS MAX:30 EER:8.00 NO HEAT NEW: CARRIER 50TC008 NO HEAT MIN CIRCUIT:28 MAX OVER:30 EER:11.20					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number:

Job Address: **2401 SW 32 AVE**

Job Name: WINDOW'S CLASSIC

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:5/13/2021 7:59:56 PM

Application Date: 5/5/2021 7:47:06 AM

Difference Between Application to PlanReview: 8 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
FIRE	Pending	
MECHANICAL	Pending	
ZONING	Pending	

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

PERMIT NO.
M-93257

APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 93257

2020 Florida Building Code In Effect

PERMIT TYPE: MECHANICAL					
JOB NAME: WINDOW'S CLASSIC					
JOB ADDRESS: 2401 SW 32 AVE					
OWNER NAME: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP					
OWNER ADDRESS: PO BOX 30428					
CITY: CHARLOTTE					
PHONE: 9549661148	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: Air Around The Clock					
MAIL ADDRESS: 11840 NW 41 ST					
CITY STATE ZIP: CORAL SPRINGS FL 330650000					
PHONE: 9547425544	**FAX:**	**EMAIL:**			
CERT. COMPENTENCY: CAC053821		**STATE REGISTRATION: N/A**			
LOT: 0	BLOCK: 0	PRESENT USE: OFFICE/WAREHOUSE	PROPOSED USE: OFFICE/WAREHOUSE		
FOLIO NUMBER: 514220170080		SUBDIVISION: SENECA INDUSTRIAL			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 9600	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: REPLACEMENT OF 7.5 TON A/C PACKAGE UNIT# 50TC008					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

WINDOW CLASSICS
MARVIN
WINDOWS & DOORS
2401
10/27/2020 11:39

Case Overview

Property/Incident Information

Owner	Address	Site Address
Angel Mendez	145 Lone Pine Lane PEMBROKE PARK, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #145 Lone Pine Lane

Legal Description

Case Status Open **Case #** 4370 **Date Next Inspection** 5/18/2021

Notes -New installation of Mini Split A/C system on side of mobile home without proper permits.
Home owner will need to obtain a building permit from the Building Department. The contractor will need to provide the documents for permitting.
Contractor for project: Home Depot
-Double Permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/15/2018		Notice of Violation	Hand
9/30/2019	10/24/2019	Notice of Formal Hearing - Notice w/ NOV	Hand
10/30/2019	10/24/2019	Final Order	
1/6/2020	1/23/2020	Notice of Formal Hearing - Extension of Time	Hand
1/28/2020	1/23/2020	Amended Final Order	
5/5/2021	5/18/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 5/18/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$18,350.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$00.00
			Total Fines	**$18,450.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**

Case Overview

	Fees Outstanding	**$18,450.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4370
ANGEL MENDEZ

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: ANGEL MENDEZ TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 145 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED ANGEL MENDEZ AT 9:07 A.M. /P.M. ON THE 10TH DAY OF MAY 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

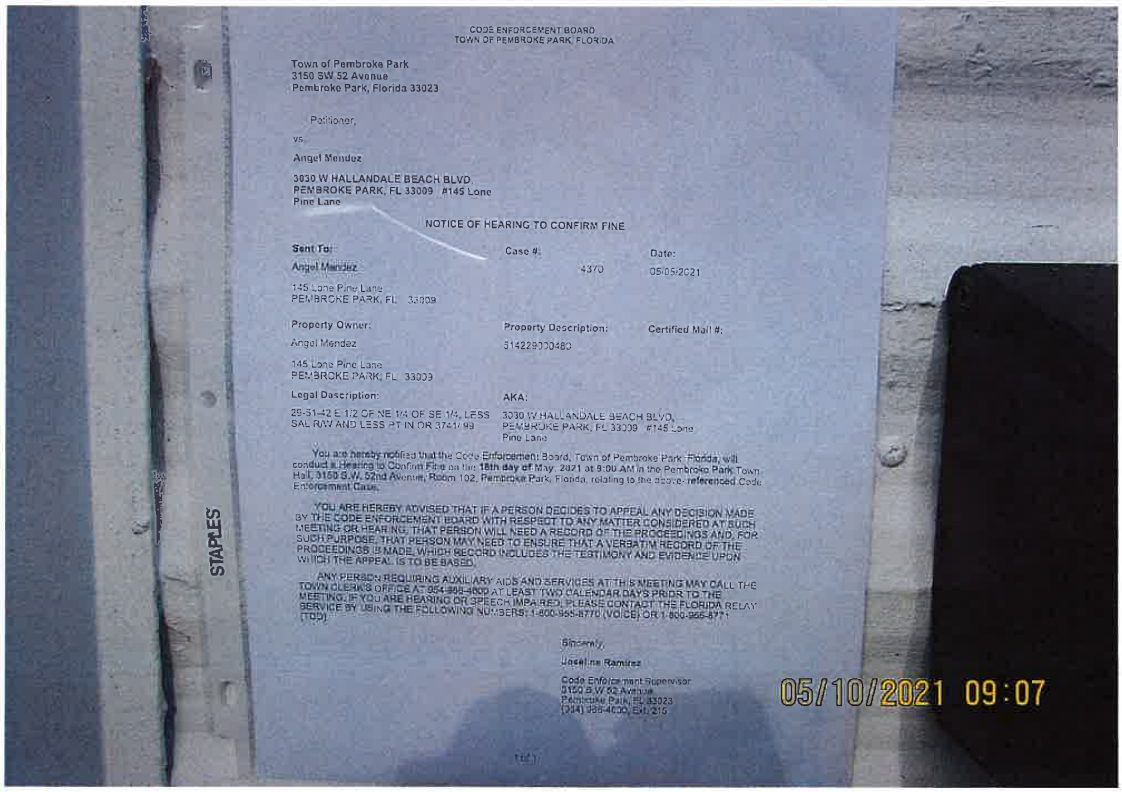
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of May, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

145
12-18
05/10/2021 09:07


CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
Angel Mendez
3030 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009 #145 Lone
Pine Lane
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Angel Mendez
145 Lone Pine Lane
PEMBROKE PARK, FL 33009
Case #:
4370
Date:
05/05/2021
Property Owner:
Angel Mendez
145 Lone Pine Lane
PEMBROKE PARK, FL 33009
Property Description:
514229000480
Certified Mail #:
Legal Description:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL RW AND LESS PT IN OR 3741 99
AKA:
3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #145 Lone Pine Lane
You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 18th day of May, 2021 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERKS OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joselne Ramirez
Code Enforcement Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, EXT. 215
STAPLES
05/10/2021 09:07

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
Postmark Here
MAY 5 - 2021
7021 0350 0001 0297 5347
ANGEL MENDEZ
NOH #4370
145 LONE PINE LANE
PEMBROKE PARK, FL 33009
6.96
7021 0350 0001 0297 5392
PARKER LONE PINE WEST LLC
NOH #4837, #4370
49 SW FLAGLER AVE #201
STUART, FL 34994
6.96
7021 0350 0001 0297 5354
PARKER LONE PINE WEST LLC
7021 0350 0001 0297 5378
PARKER LONE PINE WEST LLC

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ANGEL MENDEZ
NOH #4370
145 LONE PINE LANE
PEMBROKE PARK, FL 33009

9590 9402 6610 1028 7086 27

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 5347

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 5/7/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery
- (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Angel Mendez

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #145 Lone Pine Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Angel Mendez	4370	05/05/2021
145 Lone Pine Lane PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Angel Mendez	514229000480	
145 Lone Pine Lane PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #145 Lone Pine Lane

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **18th day of May, 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.

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARKER LONE PINE WEST LLC
Mailing Address	49 SW FLAGLER AVE #201 STUART FL 34994

ID #	5142 29 00 0480
Millage	0613
Use	28

Abbr Legal Description	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$5,378,220	$312,980	$5,691,200	$5,018,050	
2020	$4,994,060	$312,980	$5,307,040	$4,561,870	$103,300.84
2019	$4,033,660	$312,720	$4,346,380	$4,147,160	$91,891.69

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,691,200	$5,691,200	$5,691,200	$5,691,200
Portability	0	0	0	0
Assessed/SOH	$5,018,050	$5,691,200	$5,018,050	$5,018,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,018,050	$5,691,200	$5,018,050	$5,018,050

Sales History

Date	Type	Price	Book/Page or CIN
5/25/2006	SW*	$9,900,000	42102 / 869
4/19/2005	QC*	$100	39524 / 162
4/19/2005	SW*	$8,600,000	39524 / 157
1/8/1981	WD	$249,750	9343 / 996

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

Angel Mendez
145 Lone Pine Lane
Pembroke Park, FL 33009

DATE: May 13, 2021
INVOICE # 285
FOR:

Case # 4370
Angel Mendez

145 Lone Pine Lane, Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Code Board Hearing on 1/23/20		
1	Admin Fee	$ 100.00	$ 100.00
25	Day(s) of Per Diem from (2/22/20 to 03/18/20)	$ 50.00	$ 1,250.00
342	Day(s) of Per Diem from (6/10/20 to 05/18/21)	$ 50.00	$ 17,100.00
	Town Emergency Order in effect from 3/18/20 to 6/10/20		
		Balance	$18,450.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: **1910104-0**

Job Address: **145 LONE PINE LANE**

Job Name: ANGEL MANDAIZ

Permit Status: Expired

Permit Issued Date:6/28/2019 9:52:47 AM

Submitted Into Plan Review Date:1/2/2019 7:58:35 AM

Application Date: 1/2/2019 7:57:24 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 177 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	6/20/2019 9:32:25 AM
MECHANICAL	Approved	1/3/2019 4:22:12 PM
ZONING	Approved	6/25/2019 3:12:07 PM

05/10/2021 08:57

05/10/2021 08:57

05/10/2021 08:57

DIRECTV
05/10/2021 08:57

05/10/2021 08:57

05/10/2021 08:57

Case Overview

Property/Incident Information

Owner	Address	Site Address
Leycely Gayle	3120 W Hallandale Beach Blvd #1010 Pembroke Park, F 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #1010

Legal Description

Case Status Open **Case #** 5553 **Date Next Inspection** 5/18/2021

Notes
1. Shed & stairs at RV installed without permit.
2. Miscellaneous items loose wood etc.
3. Obtain permit for shed, stairs, & pavers with plans & inspections.
4. Remove washer & dryer from shed, remove miscellaneous loose materials from property.
5. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2021		Notice of Violation	Hand
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 5/18/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 5/18/2021

7021 0350 0001 0297 5620

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ 0.51

Total Postage and Fees $ 7.47

Postmark Here — MAR 03 2021

NOH#5553

Sent To: Leyerly Crayle

Street and Apt. No., or PO Box No.: 3120 W Hallandale Beach Blvd #1010

City, State, ZIP+4®: Pembroke Park FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

7021 0350 0001 0297 5620

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- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ 0.51

Total Postage and Fees $ 6.96

Postmark Here — MAY 10 2021

NOH 5553

Sent To: Leyerly Crayle

Street and Apt. No., or PO Box No.: 3140 W Hallandale Beach Blvd

City, State, ZIP+4®: #1010 Pembrake park FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

7021 0350 0001 0297 5064

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 $ 0.51

Total Postage and Fees $ 7.47

Postmark Here — MAY 03 2021

NOH #5553

Sent To: Corporation Service Company

Street and Apt. No., or PO Box No.: 1201 Hays Rd

City, State, ZIP+4®: Tallahassee FL 32301

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

7021 0350 0001 0297 5064

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ 0.51

Total Postage and Fees $ 7.47

Postmark Here — MAY 03 2021

NOH#5553

Sent To: Holiday Hallandale MHC LLC

Street and Apt. No., or PO Box No.: 3140 W Hallandale Beach Blvd

City, State, ZIP+4®: Pembroke park FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Holiday Hallandale MHC LLC
3140 W Hallandale Beach Blvd
Pembroke Park FL 33009

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) — C. Date of Delivery 5/6/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery
- ☐ Mail Restricted Delivery (00)

9590 9402 6610 1028 7095 18

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 5064

PS Form 3811, July 2020 PSN 7530-02-000-9053 — Domestic Return Receipt

NOV #5553

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330

3 MAR 2021 PM 1 L

Hasler

03/02/2021

US POSTAGE $0

01

RECEIVED MAR 2 9 2021

Sent To:

Leycely Gayle

3120 W Hallandale Beach Blvd #1010

Pembroke Park, F 33009

Case #:

NIXIE 331 DE 1 0003

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33023541350 *2006-0258

9327620056400073 33009-510020 NSN 33023>5413

CERTIFIED MAIL®

NOH #5553

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7021 0350 0001 0297 5071

Hasler

05/03/2021

US POSTAGE $0

01

RECEIVED MAY 12 2

Sent To:

Leycely Gayle

3120 W Hallandale Beach Blvd #1010

Pembroke Park, F 33009

Case #:

5553

NIXIE 331 DE 1 0005/1

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33023541350 *2906-05174-

NSN 33009>5104 5090

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5553

LEYCELY GAYLE
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: LEYCELY GAYLE
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3120 W HALLANDALE BEACH BLVD LOT 1010, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: LEYCELY GAYLE
AT 8:34 A.M./P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY 2021, by TERESSA MALCOLM as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

#5553

OF PEMBROKE PARK

AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/02/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:

Leycely Gayle

3120 W Hallandale Beach Blvd #1010
Pembroke Park, F 33009

Case #:

5553

Property D

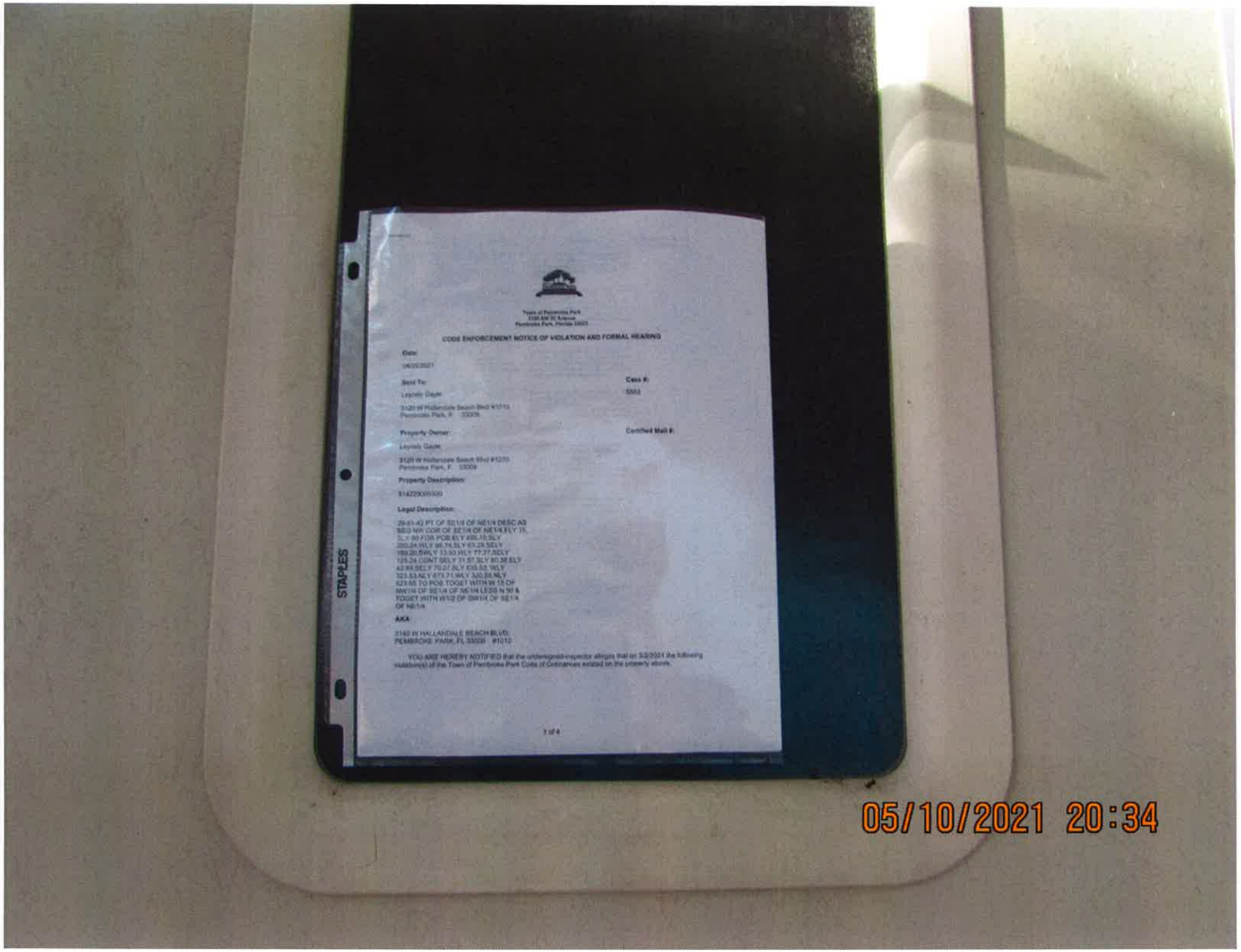
#5553

OF PEMBROKE PARK

) AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/02/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Holiday Hallandale MHC LLC
8800 North Bronx Ave
2nd FL
Skokie, IL 60077


STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
Sent To:
Case #:
5503
Property Owner:
Certified Mail #:
Property Description:
Legal Description:
AKA:
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009 #1010
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above.
1 of 4
05/10/2021 20:34

DESIGNER
by Jayco
05/10/2021 20:32

DESIGNER
by Jayco
05/10/2021 20:32

05/10/2021 20:32

05/10/2021 20:32

DESIGNER
05/10/2021 20:32

BIGHORN
05/10/2021 20:32

05/10/2021 20:33

05/10/2021 20:33

05/10/2021 20:33

DESIGNER
by Jayco
05/10/2021 20:33

05/10/2021 20:33

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

Leycely Gayle

3120 W Hallandale Beach Blvd #1010
Pembroke Park, F 33009

Case #:

5553

Property Owner:

Leycely Gayle

3120 W Hallandale Beach Blvd #1010
Pembroke Park, F 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #1010

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
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
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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)	30

1. Shed & stairs at RV installed without permit.
2. Miscellaneous items loose wood etc.
3. Obtain permit for shed, stairs, & pavers with plans & inspections.
4. Remove washer & dryer from shed, remove miscellaneous loose materials from property.
5. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Teressa Malcolm

Code Enforcement Officer

4/29/2021

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number	M14000003856
FEI/EIN Number	47-1194906
Date Filed	06/04/2014
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM
8800 NORTH BRONX AVENUE

2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Leycely Gayle 3120 W Hallandale Beach Blvd #1010 Pembroke Park, F 33009	5553	03/02/2021

Property Owner:	Property Description:	Certified Mail #:
Leycely Gayle 3120 W Hallandale Beach Blvd #1010 Pembroke Park, F 33009	514229000300	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #1010

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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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. (Ord. No. 13-09-01, § 2, 9-11-13)	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
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

1. Shed installed without permit. Obtain permit for shed with plans & inspections.
2. Electrical to shed done without permit. Obtain permit for shed with plans & inspections.
3. Miscellaneous items loose wood etc. Remove prohibited stored items from property.
3. Stairs installed without a permit. Obtain permit with plans & inspections.
4. Remove washer & dryer from shed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name (Leycely Gayle) Holiday MHP (RV)

Date 3-1-2021

Site Address 3120 W Hallandale Beach BVD #1010

Case # _____

Sub/Park Holiday Park

Permit # _____

☐ ***STOP ALL WORK**

☑ No Building Permit

☑ Violation of Florida Building Code # 5-105; 5-2(A) 2(B)

☑ Violation of Town Ordinance # 12-48

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Installed shed without permit, stairs (wooden) installed without permit. Misc. Items: wood, pavers, and other loose items. Remove washer & dryer from shed.

Corrective Action(s)

Obtain building permit for shed & stairs. with plans & inspections. Remove loose items from property & Washer & dryer.

☐ 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

T. Malcolm
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

03/01/2021 14:25

03/01/2021 14:26

03/01/2021 14:24

DESIGNER
by Jayco
03/01/2021 14:24

DESIGNER
by Jayco
03/01/2021 14:24

DESIGNER
by Jayco
03/01/2021 14:25

03/01/2021 14:25

03/01/2021 14:26

03/01/2021 14:52

03/01/2021 14:26

03/01/2021 14:26

03/01/2021 14:26

03/01/2021 14:52

03/01/2021 14:52

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

Leycely Gayle

3120 W Hallandale Beach Blvd #1010
Pembroke Park, F 33009

Case #:

5553

Date:

3/2/2021 12:00:00 AM

Property Owner:

Leycely Gayle

3120 W Hallandale Beach Blvd #1010
Pembroke Park, F 33009

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #1010

Mailing Purposes Only

Case Overview

Property/Incident Information

Owner	Address	Site Address
Frank Anunzzio	3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #210

Legal Description

Case Status Open **Case #** 5554 **Date Next Inspection** 5/18/2021

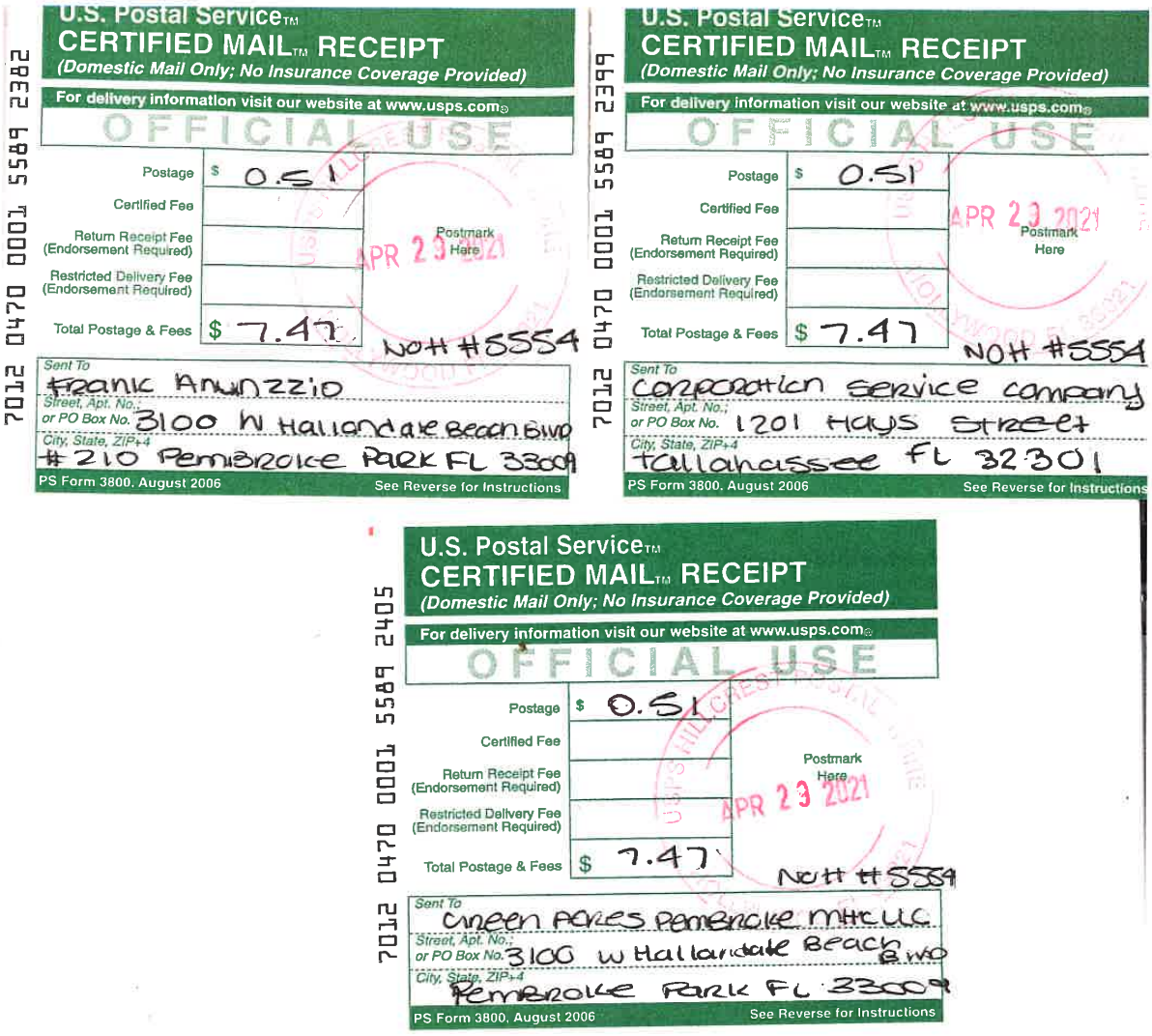
Notes
1. Wooden deck/walkway built prior of obtaining a permit. Obtain permit with plans and inspections.
2. Addition (Screen room) built without permit. Obtain permit with plans and inspections.
3. Propane tank , remove prohibited stored item.
4. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2021		Notice of Violation	Hand
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 5/18/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 5/18/2021



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 $ 0.51
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 7.47
Postmark Here
APR 23 2021
NOH #5554
7012 0470 0001 5589 2382
Sent To
Frank Amunzio
Street, Apt. No.; or PO Box No. 3100 N Hallandale Beach Blvd
City, State, ZIP+4
#210 Pembroke Park FL 33009
PS Form 3800, August 2006
See Reverse for Instructions

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 $ 0.51
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 7.47
Postmark Here
APR 23 2021
NOH #5554
7012 0470 0001 5589 2399
Sent To
Corporation Service Company
Street, Apt. No.; or PO Box No. 1201 Hays Street
City, State, ZIP+4
Tallahassee FL 32301
PS Form 3800, August 2006
See Reverse for Instructions

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 $ 0.51
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 7.47
Postmark Here
APR 23 2021
NOH #5554
7012 0470 0001 5589 2405
Sent To
Green Acres Pembroke MHC LLC
Street, Apt. No.; or PO Box No. 3100 W Hallandale Beach Blvd
City, State, ZIP+4
Pembroke Park FL 33009
PS Form 3800, August 2006
See Reverse for Instructions

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5554

FRANK ANUNIZZO
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: FRANK ANUNIZZO
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3100 W HALLANDALE BEACH BLVD LOT 210, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: FRANK ANUNIZZO
AT 8:40 A.M./P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of May, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

NOV #5554

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/02/2021
US POSTAGE $000.51[0]

ZIP 33023
011D10656696

Green Acres Pembroke MHC LLC

8800 N Bronx Ave
2FL
Skokie, IL 60077

NOV #5554

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Sent To:

Frank Anunzzio

3100 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009

Case #:

5554

Property Owner:

Property Desc:

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

Frank Anunzzio

3100 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009

Case #:

5554

Property Owner:

Frank Anunzzio

3100 W Hallandale Beach Blvd #210
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 #210

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Wooden deck/walkway built prior of obtaining a permit. Obtain permit with plans and inspections.
2. Addition (Screen room) built without permit. Obtain permit with plans and inspections.
3. Propane tank , remove prohibited stored item.
4. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

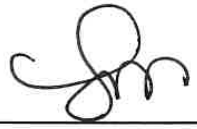
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Teressa Malcolm

Code Enforcement Officer



4/29/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
Frank Anunzzio 3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009	5554	4/29/2021 12:00:00 AM

Property Owner:	Property Description:
Frank Anunzzio 3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009	514229000331

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 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	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #210

Mailing Purposes Only

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
2019	04/30/2019
2020	05/04/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
05/04/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
07/04/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- Foreign Limited	View image in PDF format

05/10/2021 08:46

05/10/2021 08:45

05/10/2021 08:45

05/10/2021 08:45

05/10/2021 08:45

05/10/2021 08:45

05/10/2021 08:45

05/10/2021 08:45

05/10/2021 08:45

05/10/2021 08:45

05/10/2021 08:46

05/10/2021 08:46

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Frank Anunzzio 3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009	5554	03/02/2021

Property Owner:	Property Description:	Certified Mail #:
Frank Anunzzio 3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009	514229000331	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 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	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #210

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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1. Wooden deck/walkway built prior of obtaining a permit. Obtain permit with plans and inspections.
2. Addition (Screen room) built without permit. Obtain permit with plans and inspections.
3. Propane tank , remove prohibited stored item.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name _____ Date 3-1-2021

Site Address 3100 W Hallandale Beach BLVD Lot 210 Case # _____

Permit # _____ Sub/Park Green Acres M/H

☐ *STOP ALL WORK

☑ No Building Permit

☑ Violation of Florida Building Code # 5-105;2(A)2(B)

☑ Violation of Town Ordinance # _____

☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)

wooden deck built without permit.
addition and shed installed without permit
propane tank needs to be removed.

Corrective Action(s)

Obtain building permit with plans & inspections for shed, screen room, & wooden deck. (walk way) & remove propane tank.

☑ 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
☐ Business Tax Receipt Ext. 214
☑ Building Dept. Ext. 211/227
☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

Posted on door
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

03/01/2021 15:20

03/01/2021 15:19

03/01/2021 15:19

03/01/2021 15:19

03/01/2021 15:19

03/01/2021 15:39

03/01/2021 15:20

03/01/2021 15:20

03/01/2021 15:20

03/01/2021 15:20

03/01/2021 15:20

03/01/2021 15:29

03/01/2021 15:29

03/01/2021 15:29

Case Overview

Property/Incident Information

Owner	Address	Site Address
Gladys Manana	2308 SW 31 CT Pembroke Park, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

Legal Description

Case Status Open **Case #** 5558 **Date Next Inspection** 5/18/2021

Notes

1. Windows changed out without a permit. Obtain permit, plans, and inspections.
2. Doors changed out without a permit. Obtain permit, plans, and inspections.
3. Multiple addition added to original mobile home. Obtain permit, plans, and inspections for addition including possible electrical and mechanical work for a/c unit.
4. Wooden deck or walk way built without a permit. Obtain permit, plans, and inspections.
5. Screen room/porch added without permit. Obtain permit, plans, and inspections.
6. Double permit fee assessed for all work done prior of obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2021		Notice of Violation	Hand
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 5/18/2021

7012 0470 0001 5589 2306

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	$ 0.51
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here APR 2[illegible] 2021

Sent To: Claudys Manarel NOH#5558
Street, Apt. No.; or PO Box No.: 2308 SW 31 Ct
City, State, ZIP+4: Pembroke Park FL 33009

PS Form 3800, August 2006 — See Reverse for Instructions

7012 0470 0001 5589 2313

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	$ 0.51
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here APR 23 2021

Sent To: David Zell NOH#5558
Street, Apt. No.; or PO Box No.: 1400 Greens Rd
City, State, ZIP+4: Hollywood FL 33021

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAVID ZELL
1400 GREENS RD
HOLLYWOOD, FL 33021
NOH #5558

9590 9402 4839 9032 7040 61

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2313

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery

D. Is delivery address different from item 1? ☒ Yes ☐ No
If YES, enter delivery address below:
141 Greens Rd

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
500)

PS Form 3811, July 2015 PSN 7530-02-000-9053 — Domestic Return Receipt

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5558

GLADYS MANANA
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: GLADYS MANANA
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2308 SW 31 CT PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: GLADYS MANANA
AT 8:34 A.M./P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 12 day of MAY, 2021, by TERESSA MALCOLM as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

NOV. #5558

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/04/2021
US POSTAGE $0

01

DAVID E ZELL TR
140 GREENS RD
HOLLYWOOD, FL 33021

NOV #5558

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/04/2021
US POSTAGE $

Sent To:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Case #:

5558

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Case #:

5558

Property Owner:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

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
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1. Windows changed out without a permit. Obtain permit, plans, and inspections.
2. Doors changed out without a permit. Obtain permit, plans, and inspections.
3. Multiple addition added to original mobile home. Obtain permit, plans, and inspections for addition including possible electrical and mechanical work for a/c unit.
4. Wooden deck or walk way built without a permit. Obtain permit, plans, and inspections.
5. Screen room/porch added without permit. Obtain permit, plans, and inspections.
6. Double permit fee assessed for all work done prior of 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 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

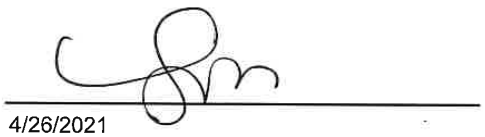
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Teressa Malcolm

Code Enforcement Officer



4/26/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
Gladys Manana 2308 SW 31 CT Pembroke Park, FL 33009	5558	4/26/2021 12:00:00 AM

Property Owner:	**Property Description:**
Gladys Manana 2308 SW 31 CT Pembroke Park, FL 33009	514220000520

Legal Description:	**AKA:**
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

Mailing Purposes Only

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021

ID #	5142 20 00 0520
Millage	0613
Use	28

Abbr Legal Description	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,749,190		$2,749,190	$2,378,150	
2020	$2,553,240		$2,553,240	$2,161,960	$49,204.34
2019	$1,965,420		$1,965,420	$1,965,420	$42,912.97

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,749,190	$2,749,190	$2,749,190	$2,749,190
Portability	0	0	0	0
Assessed/SOH	$2,378,150	$2,749,190	$2,378,150	$2,378,150
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,378,150	$2,749,190	$2,378,150	$2,378,150

Sales History

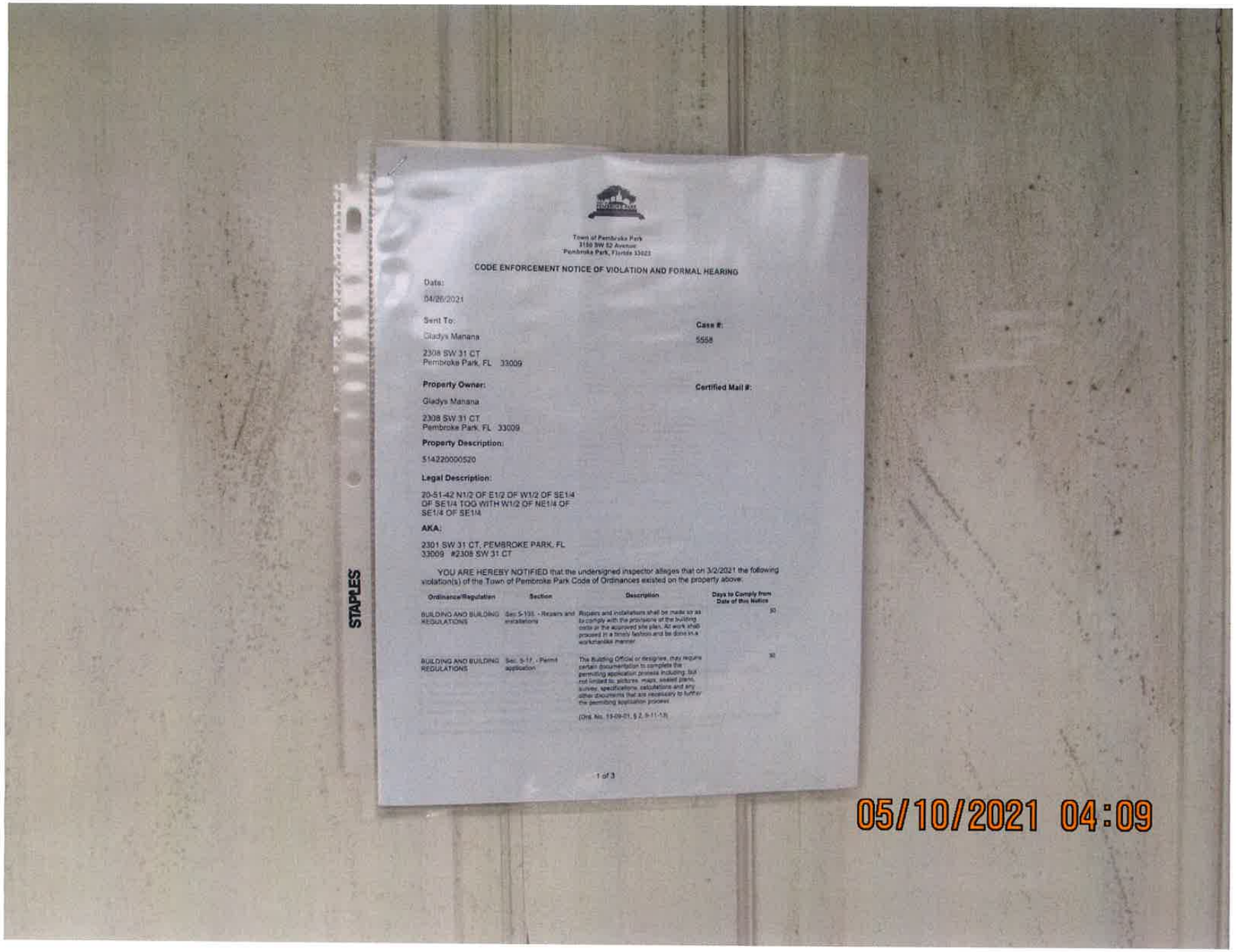
Date	Type	Price	Book/Page or CIN
2/22/2017	DRR-T	$100	114264912
5/30/1979	WD	$875,000	8248 / 695

Land Calculations

Price	Factor	Type
$7.00	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
04/26/2021

Sent To:
Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Case #:
5558

Property Owner:
Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514220000520

Legal Description:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:
2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above.

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-193. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. 19-09-01, § 2, 9-11-19)	30

1 of 3

05/10/2021 04:09

05/10/2021 04:09

2308
05/10/2021 04:09

05/10/2021 04:10

05/10/2021 04:10

05/10/2021 04:10

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05/10/2021 04:10

05/10/2021 04:10

05/10/2021 04:10

05/10/2021 04:10

05/10/2021 04:11

05/10/2021 04:11

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Gladys Manana 2308 SW 31 CT Pembroke Park, FL 33009	5558	03/02/2021

Property Owner:	Property Description:	Certified Mail #:
Gladys Manana 2308 SW 31 CT Pembroke Park, FL 33009	514220000520	

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

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
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Notes/Means of Correction:

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2. Doors changed out without a permit. Obtain permit, plans, and inspections.
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4. Wooden deck or walk way built without a permit. Obtain permit, plans, and inspections.
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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Gladys Manana

Site Address 2308 SW 31 Ct
Pembroke Park, FL 33009

Permit # _____

Date March, 2, 2021

Case # _____

Sub/Park _____

☐ *STOP ALL WORK

☑ No Building Permit

☐ Violation of Florida Building Code # 5-105 5(2A) + 5(2B)

☑ Violation of Town Ordinance # _____

☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)

multiple windows changed out, multiple additions (3) added, screen room, + wooden deck built without permit.

Corrective Action(s)

obtain building permits for additions (3) windows, screen room and doors with inspections + plans.

☑ Structural ☑ Plumbing ☑ Mechanical ☑ Electrical
☑ Code Enforcement ☑ Zoning ☐ Business Tax Receipt ☐ Other _____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 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

T. Malcolm
Code Enforcement Officer

Posted on property
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

03 02 2021 16 15

03 02 2021 16 16

03.02.2021 16:16

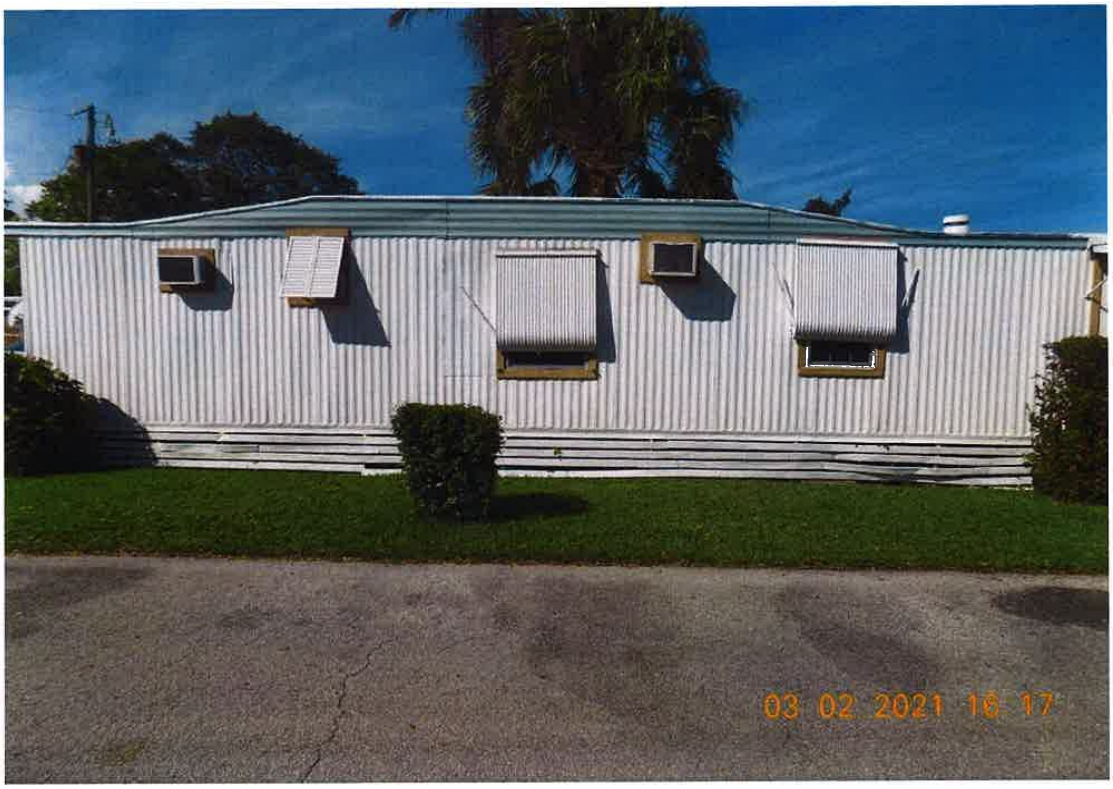
03.02.2021 16:16

03 02 2021 16 16

03 02 2021 16 16

03.02.2021 16:17

03 02 2021 16 17


03 02 2021 16 17

03 02 2021 16:17

03 02 2021 16 29

03.02.2021 16:29

03.02.2021 16:29

03.02.2021 16:29

Case Overview

Property/Incident Information

Owner	Address	Site Address
PHILIPPE,PIERRRE & EDITH	1325 NE 203 ST MIAMI, FL 33179	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 # 1-2

Legal Description

Case Status Open **Case #** 5604 **Date Next Inspection** 5/18/2021

Notes

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (I.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 5/18/2021
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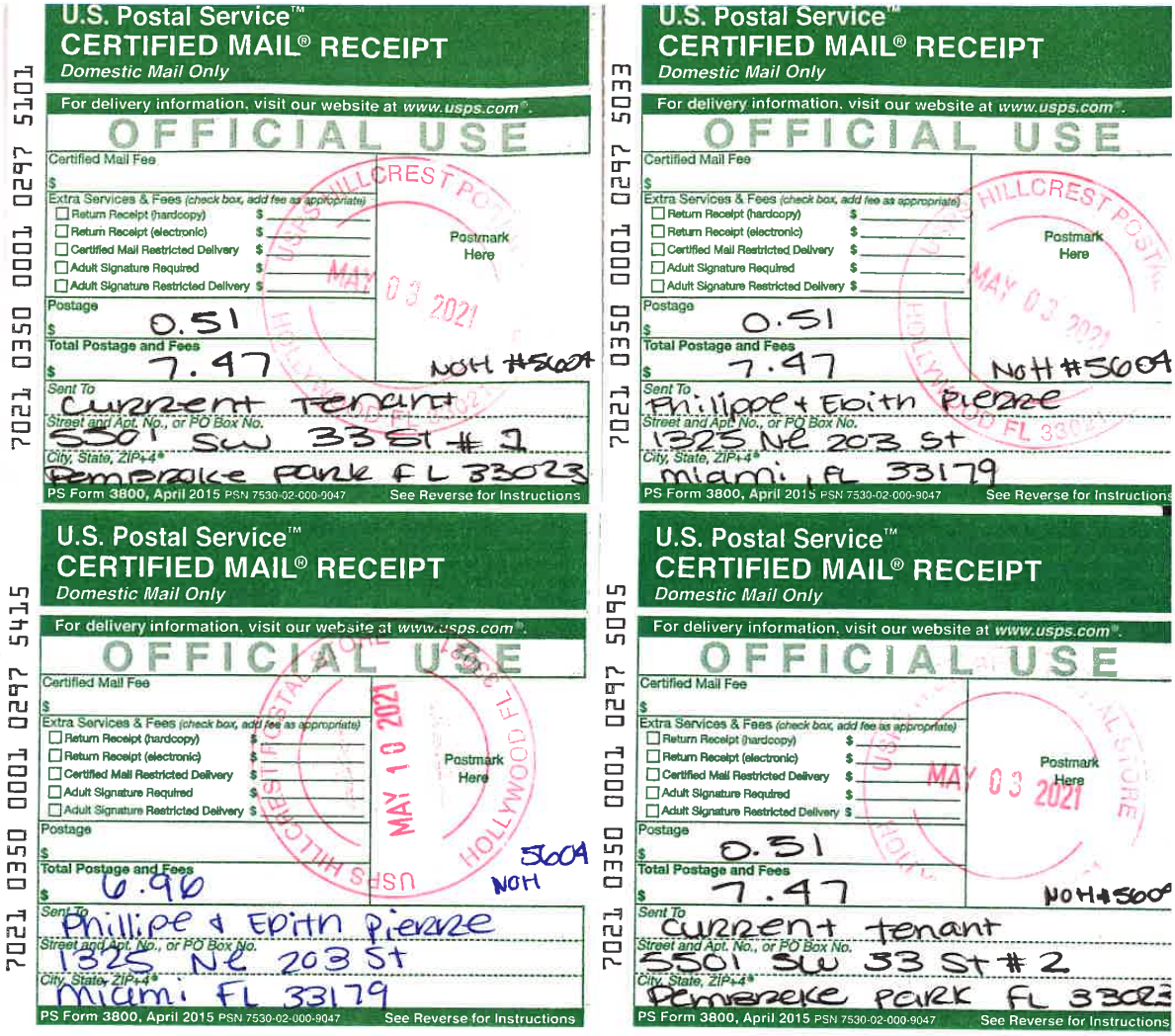
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 5/18/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 5/18/2021
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 5/18/2021

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-152. - Registration of system.	Every person who installs, maintains or operates a private alarm system shall, within thirty (30) days of installing such system, register the system with the Town, and obtain a decal for which a fee of thirty-five dollars ($35.00) shall be charged. Registration shall be on a form provided by the Town and shall include provision for identification of the alarm user and one (1) or more persons who are authorized to enter the premises with their respective business and residence addresses and telephone numbers. The decal shall state that the premises are protected by a private alarm system. The decal shall be affixed in a conspicuous place on the premises. It shall be the duty of every person registering a private alarm system to notify the Town in writing of any change in the information contained on the registration form. Such registration shall expire on September 30 of each year and shall be renewed each year thereafter for ten dollars ($10.00). Any registration not renewed by Oc...	Not in Compliance - Reinspection Date: 5/18/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/18/2021
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: 5/18/2021



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fees
$ 7.47

Postmark Here
USPS HILLCREST POST MAY 03 2021 HOLLYWOOD FL

NOH #5604

Sent To
Current tenant

Street and Apt. No., or PO Box No.
5501 SW 33 St # 1

City, State, ZIP+4®
Pembroke Park FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 5101

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fees
$ 7.47

Postmark Here
USPS HILLCREST POSTAL STORE MAY 03 2021 HOLLYWOOD FL

NOH #5604

Sent To
Phillipe & Edith Pierre

Street and Apt. No., or PO Box No.
1325 NE 203 St

City, State, ZIP+4®
Miami, FL 33179

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 5033

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.96

Total Postage and Fees
$

Postmark Here
USPS HILLCREST POSTAL STORE MAY 10 2021 HOLLYWOOD FL

5604 NOH

Sent To
Phillipe & Edith Pierre

Street and Apt. No., or PO Box No.
1325 NE 203 St

City, State, ZIP+4®
Miami FL 33179

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 5415

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
$ 7.47

Postmark Here
USPS HILLCREST POSTAL STORE MAY 03 2021 HOLLYWOOD FL

NOH #5604

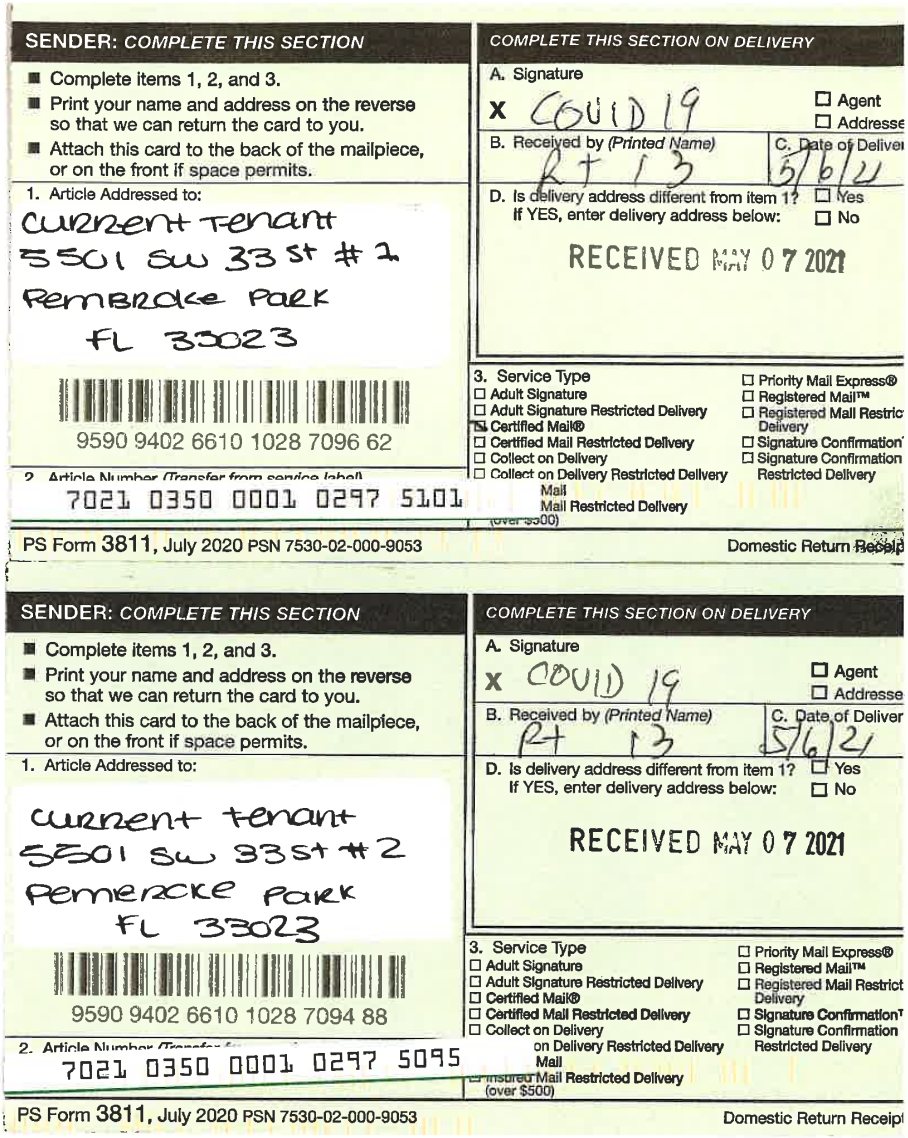
Sent To
Current tenant

Street and Apt. No., or PO Box No.
5501 SW 33 St # 2

City, State, ZIP+4®
Pembroke Park FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 5095



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

current tenant
5501 SW 33 St # 2
Pembroke Park
FL 33023

9590 9402 6610 1028 7096 62

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5101

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X COVID 19
☐ Agent
☐ Addressee

B. Received by (Printed Name) RT 13
C. Date of Delivery 5/6/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED MAY 07 2021

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

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Pembroke Park
FL 33023

9590 9402 6610 1028 7094 88

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5095

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X COVID 19
☐ Agent
☐ Addressee

B. Received by (Printed Name) RT 13
C. Date of Delivery 5/6/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED MAY 07 2021

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5604

PIERRE & EDITH PHILLIPE
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: PIERRE & EDITH PHILLIPE
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5501 SW 33 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: PIERRE & EDITH PHILLIPE
AT 1:40 A.M. (P.M.) ON THE 10 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

NOV #56609

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/15/2021
US POSTAGE $0

Pierre + Edith Philippe
5501 SW 33 St #(S) 2
Pembroke Park
FL
33023

NOV # 56604

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/15/2021
US POSTAGE $0

Pierre + Edith Philippe
5501 SW 33 St #N(1)
Pembroke Park
FL
33023

NOV # 5604

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/15/2021
US POSTAGE $

Sent To:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Case #:

5604

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Case #:

5604

Property Owner:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Certified Mail #:

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2 # 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

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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)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-152. - Registration of system.	Every person who installs, maintains or operates a private alarm system shall, within thirty (30) days of installing such system, register the system with the Town, and obtain a decal for which a fee of thirty-five dollars ($35.00) shall be charged. Registration shall be on a form provided by the Town and shall include provision for identification of the alarm user and one (1) or more persons who are authorized to enter the premises with their respective business and residence addresses and telephone numbers. The decal shall state that the premises are protected by a private alarm system. The decal shall be affixed in a conspicuous place on the premises. It shall be the duty of every person registering a private alarm system to notify the Town in writing of any change in the information contained on the registration form. Such registration shall expire on September 30 of each year and shall be renewed each year thereafter for ten dollars ($10.00). Any registration not renewed by Oc...	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. 15-24. - 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)	30

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (I.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

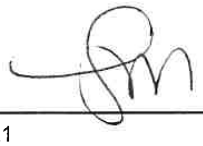
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Teressa Malcolm

Code Enforcement Officer



4/29/2021

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5501 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0130
Property Owner	PHILIPPE, PIERRRE & EDITH	Millage	0613
Mailing Address	1325 NE 203 ST MIAMI FL 33179	Use	08
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 5 BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$12,000	$191,820	$203,820	$183,720	
2020	$12,000	$162,440	$174,440	$167,020	$3,652.86
2019	$12,000	$139,840	$151,840	$151,840	$3,315.28

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$203,820	$203,820	$203,820	$203,820
Portability	0	0	0	0
Assessed/SOH	$183,720	$203,820	$183,720	$183,720
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	$183,720	$203,820	$183,720	$183,720

Sales History

Date	Type	Price	Book/Page or CIN
12/23/2017	WD-Q	$190,000	114800836
7/13/2012	SWD-Q-DS	$81,500	48921 / 1301
9/19/2011	QCD-T	$100	48235 / 1451
7/5/2011	CET-D	$64,000	48074 / 717
5/9/2006	WD	$250,000	42061 / 610

Land Calculations

Price	Factor	Type
$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1962/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

5501
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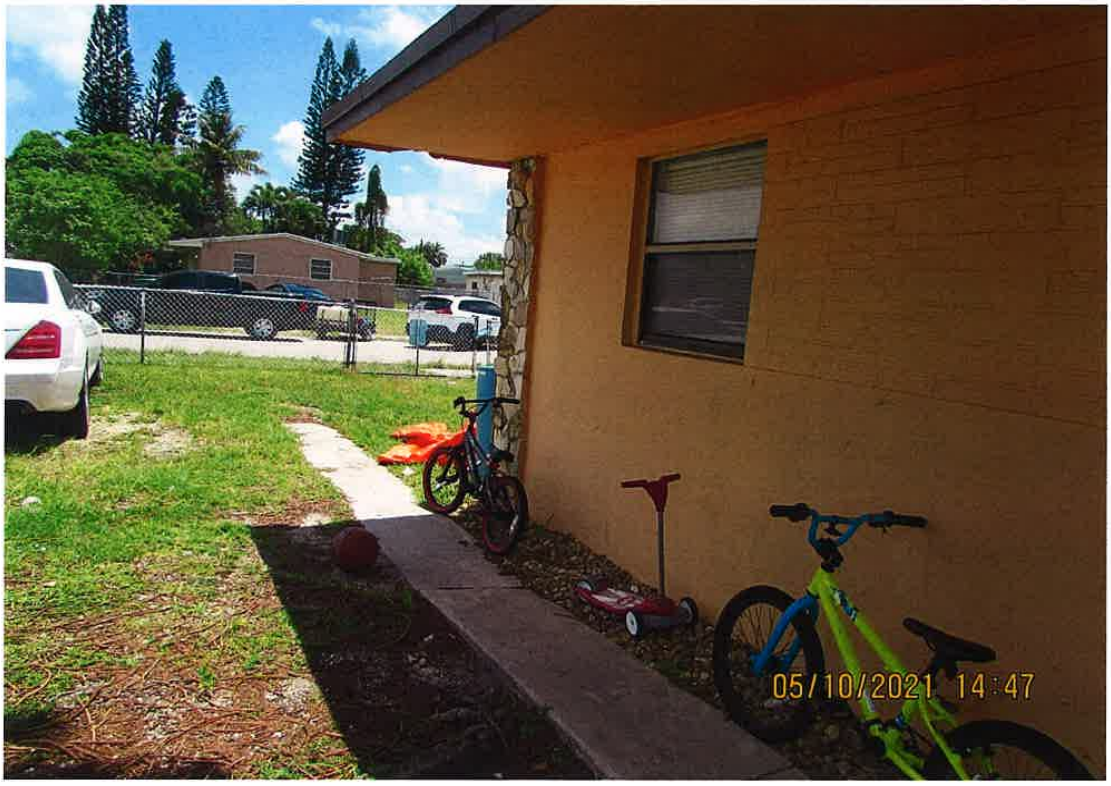
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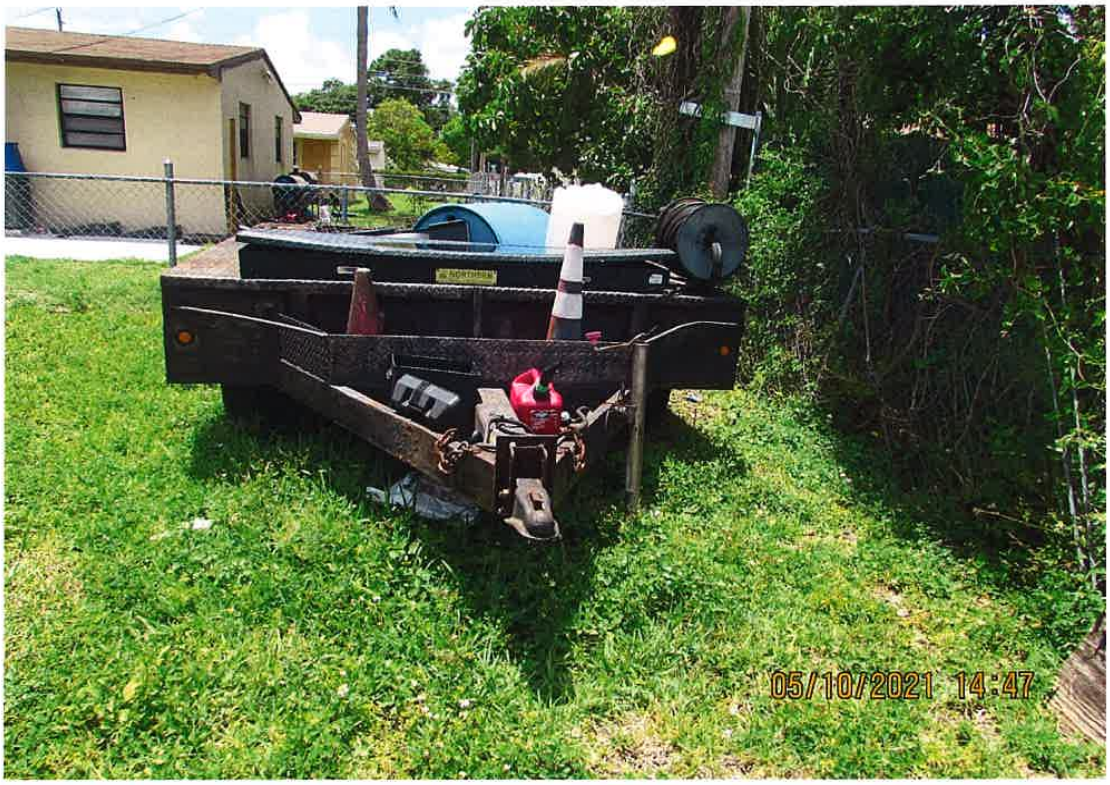
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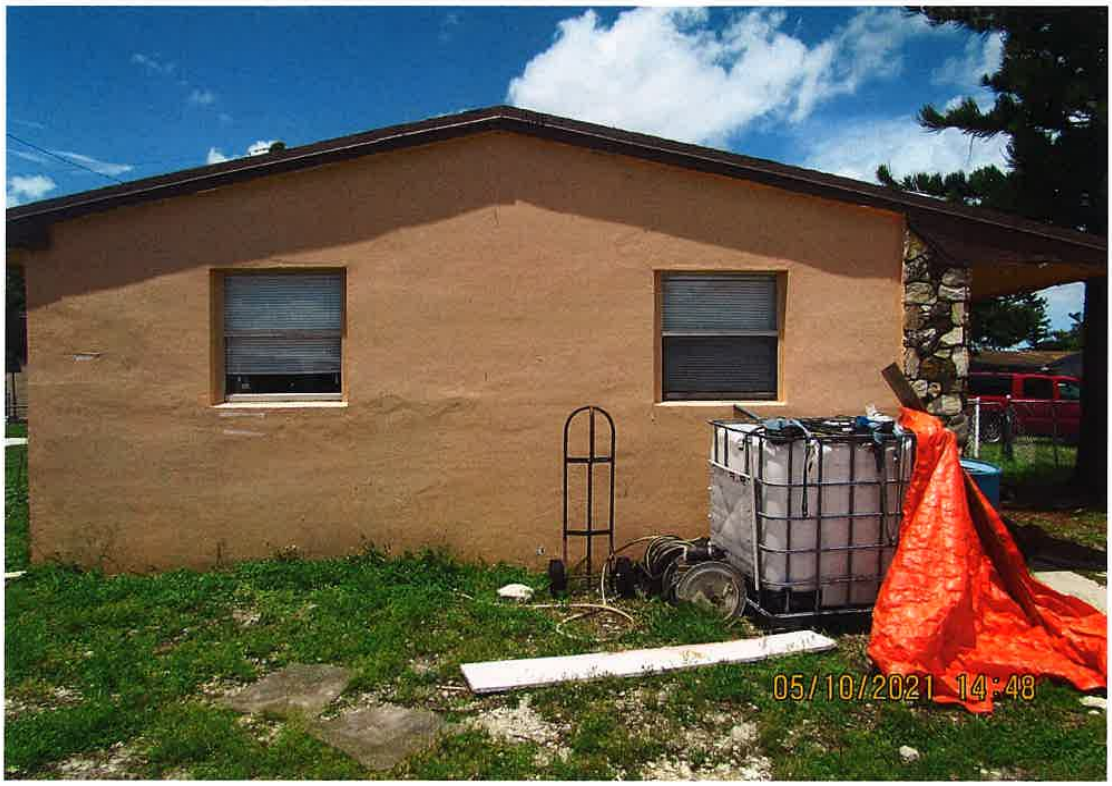
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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PHILIPPE,PIERRRE & EDITH 1325 NE 203 ST MIAMI, FL 33179	5604	03/15/2021

Property Owner:	Property Description:	Certified Mail #:
PHILIPPE,PIERRRE & EDITH 1325 NE 203 ST MIAMI, FL 33179	514230120130	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 # 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-152. - Registration of system.	Every person who installs, maintains or operates a private alarm system shall, within thirty (30) days of installing such system, register the system with the Town, and obtain a decal for which a fee of thirty-five dollars ($35.00) shall be charged. Registration shall be on a form provided by the Town and shall include provision for identification of the alarm user and one (1) or more persons who are authorized to enter the premises with their respective business and residence addresses and telephone numbers. The decal shall state that the premises are protected by a private alarm system. The decal shall be affixed in a conspicuous place on the premises. It shall be the duty of every person registering a private alarm system to notify the Town in writing of any change in the information contained on the registration form. Such registration shall expire on September 30 of each year and shall be renewed each year thereafter for ten dollars ($10.00). Any registration not renewed by Oc...	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. 15-24. - 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)	30

Notes/Means of Correction:

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (I.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. Expired alarm permit #77212. Obtain a alarm permit with plans and any required inspections.
7.A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

5501
5501
03/04/2021 17:21

03/04/2021 17:22

03/04/2021 17:22

03/04/2021 17:22

03/04/2021 17:22

03/04/2021 17:23

03/04/2021 17:23

03/04/2021 17:23

DO NOT
BLOCK
DRIVEWAY
24 HOUR
ACCESS
REQUIRED
03/04/2021 17:24

03/04/2021 17:24

N S
03/04/2021 17:24

03/04/2021 17:20

294.405
03/04/2021 17:20

03/04/2021 17:21

03/04/2021 17:21

Case Overview

Property/Incident Information

Owner	Address	Site Address
JOHNSON,LYLE	465 HUCKLEBERRY RD NEW BLOOMFIELD, PA 17068	5520 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 5684 **Date Next Inspection** 5/18/2021

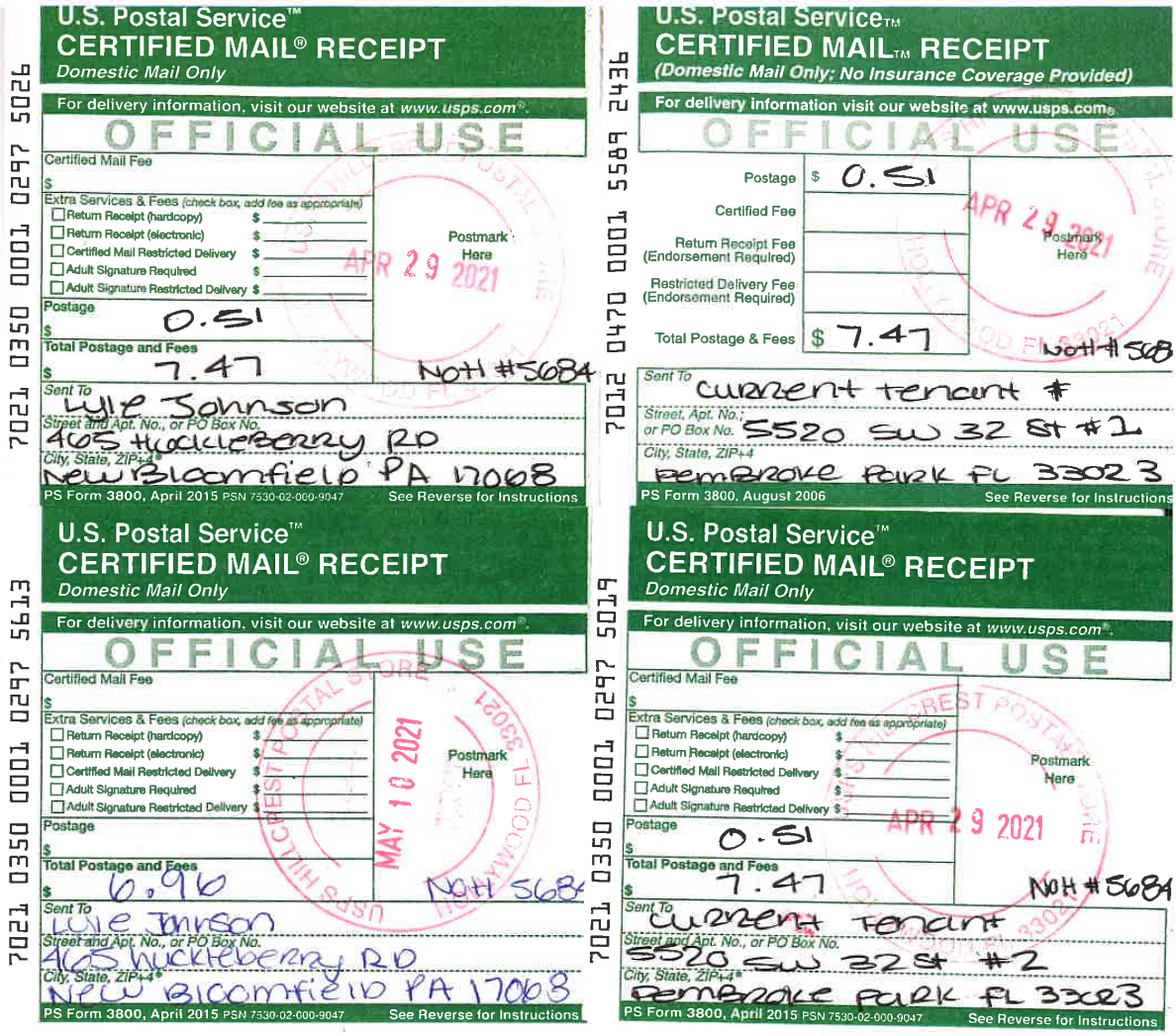
Notes
1. Possible addition built without a permit, no record on file.
2. Obtain a permit for all work with addition.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/23/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 5/18/2021



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fees
$ 7.47

Postmark Here
APR 29 2021

NOH #5684

Sent To
Lyle Johnson

Street and Apt. No., or PO Box No.
405 Huckleberry RD

City, State, ZIP+4®
New Bloomfield PA 17068

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 5026

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 $ 0.51
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 7.47

APR 29 2021
Postmark Here

NOH #568

Sent To
current tenant #

Street, Apt. No., or PO Box No.
5520 SW 32 St #2

City, State, ZIP+4
Pembroke Park FL 33023

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 5589 2436

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 6.96

Postmark Here
MAY 10 2021

NOH 568

Sent To
Lyle Johnson

Street and Apt. No., or PO Box No.
405 Huckleberry RD

City, State, ZIP+4®
New Bloomfield PA 17068

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 5613

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fees
$ 7.47

Postmark Here
APR 29 2021

NOH #5684

Sent To
current tenant

Street and Apt. No., or PO Box No.
5520 SW 32 St #2

City, State, ZIP+4®
Pembroke Park FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 5019

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lyle Jonnson
405 Huckleberry RD
New Bloomfield PA
17068

9590 9402 2483 6306 0097 48

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5026

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C9K1C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) USPS C. Date of Delivery 5/5

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

NOH * 5684

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5684

LYLE JOHNSON
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: LYLE JOHNSON
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5520 SW 32 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: LYLE JOHNSON
AT 4:29 A.M. P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of MAY, 2021, by TERESSA MALCOLM as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

JOHNSON,LYLE

465 HUCKLEBERRY RD
NEW BLOOMFIELD, PA 17068

Case #:

5684

Property Owner:

JOHNSON,LYLE

465 HUCKLEBERRY RD
NEW BLOOMFIELD, PA 17068

Certified Mail #:

Property Description:

514230120020

Legal Description:

LEE-MILL SUB 50-25 B LOT 2 BLK 1

AKA:

5520 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

1. Possible addition built without a permit, no record on file.
2. Obtain a permit for all work with addition.
3. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Teressa Malcolm

Code Enforcement Officer

4/29/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
JOHNSON,LYLE 465 HUCKLEBERRY RD NEW BLOOMFIELD, PA 17068	5684	4/29/2021 12:00:00 AM

Property Owner:	Property Description:
JOHNSON,LYLE 465 HUCKLEBERRY RD NEW BLOOMFIELD, PA 17068	514230120020

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 2 BLK 1	5520 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Mailing Purposes Only

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5520 SW 32 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0020
Property Owner	JOHNSON, LYLE	Millage	0613
Mailing Address	465 HUCKLEBERRY RD NEW BLOOMFIELD PA 17068	Use	08
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 2 BLK 1		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$12,000	$192,210	$204,210	$179,140	
2020	$12,000	$162,610	$174,610	$162,860	$3,591.24
2019	$12,000	$139,940	$151,940	$148,060	$3,258.90

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$204,210	$204,210	$204,210	$204,210
Portability	0	0	0	0
Assessed/SOH	$179,140	$204,210	$179,140	$179,140
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$179,140	$204,210	$179,140	$179,140

Sales History

Date	Type	Price	Book/Page or CIN
12/4/2015	WD-Q-SS	$110,000	113386914
6/30/2006	WD	$251,000	42414 / 902
12/10/2002	WD	$119,300	34247 / 810
12/13/1996	D	$53,000	25808 / 607
5/13/1996	CET		24885 / 505

Land Calculations

Price	Factor	Type
$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

NOV #5684

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/23/2021
US POSTAGE $0

Sent To:

JOHNSON,LYLE

465 HUCKLEBERRY RD
NEW BLOOMFIELD, PA 17068

Case #:

5684

NOV #5684

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/23/2021
US POSTAGE $

current Tenant
5520 SW 32St
#7
Pembroke Park
FL 33023

NOV # 3684

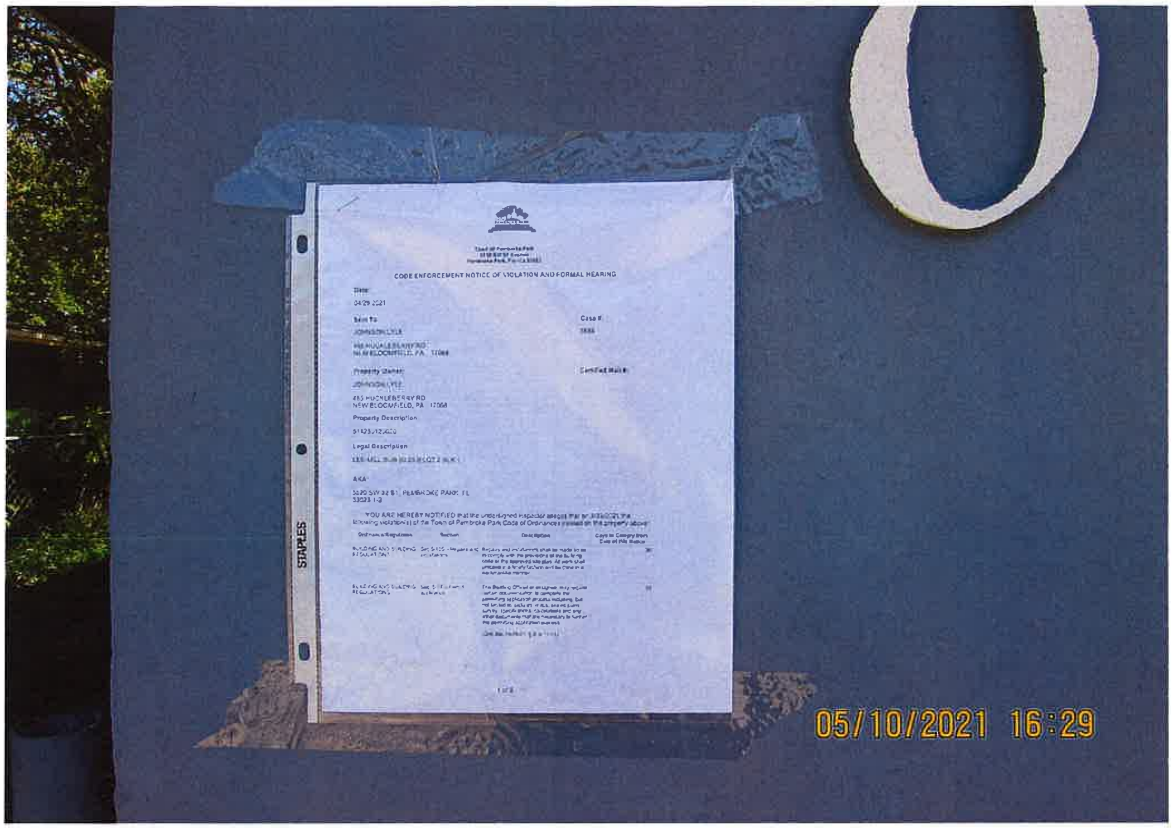
TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/23/2021
US POSTAGE $0

01

Current Tenant
5520 SW 32 St
#2
Pembroke Park
FL 33023


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
STAPLES
05/10/2021 16:29

5520
STAPLES
05/10/2021 16:29

5520
FOR RENT
05/10/2021 16:28

05/10/2021 16:29

05/10/2021 16:30

1
05/10/2021 16:31

1
05/10/2021 16:31

1
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Goodman
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05/10/2021 16:33

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
JOHNSON,LYLE 465 HUCKLEBERRY RD NEW BLOOMFIELD, PA 17068	5684	03/23/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
JOHNSON,LYLE 465 HUCKLEBERRY RD NEW BLOOMFIELD, PA 17068	514230120020	
Legal Description:	**AKA:**	
LEE-MILL SUB 50-25 B LOT 2 BLK 1	5520 SW 32 ST, PEMBROKE PARK, FL 33023 1-2	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

Notes/Means of Correction:

1. Possible addition built without a permit, no record on file.
2. Obtain a permit for all work with addition.
3. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

5520

5520

Case Overview

Property/Incident Information

Owner	Address	Site Address
ROLLINS CONTINENTAL INC	2170 PIEDMONT ROAD NE ATLANTA, GA 30324	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5699 **Date Next Inspection** 5/18/2021

Notes

1. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Prohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Prohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/24/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 5/18/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 5/18/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 5/18/2021

7012 0470 0001 5589 2320

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	$ 0.51
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 7.47

Postmark Here
APR 29 2021

NOH#5699

Sent To: Current Tenant / Origin
Street, Apt. No.; or PO Box No.: 1820 SW 30 Ave
City, State, ZIP+4: Pembroke Park FL 33009

PS Form 3800, August 2006 — See Reverse for Instructions

7012 0470 0001 5589 2344

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	$ 0.51
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 7.47

Postmark Here

NOH#569

Sent To: The Prentice-Hall Corporation System Inc.
Street, Apt. No.; or PO Box No.: 1201 Hays St #105
City, State, ZIP+4: Tallahassee, FL 32301

PS Form 3800, August 2006 — See Reverse for Instructions

7012 0470 0001 5589 2337

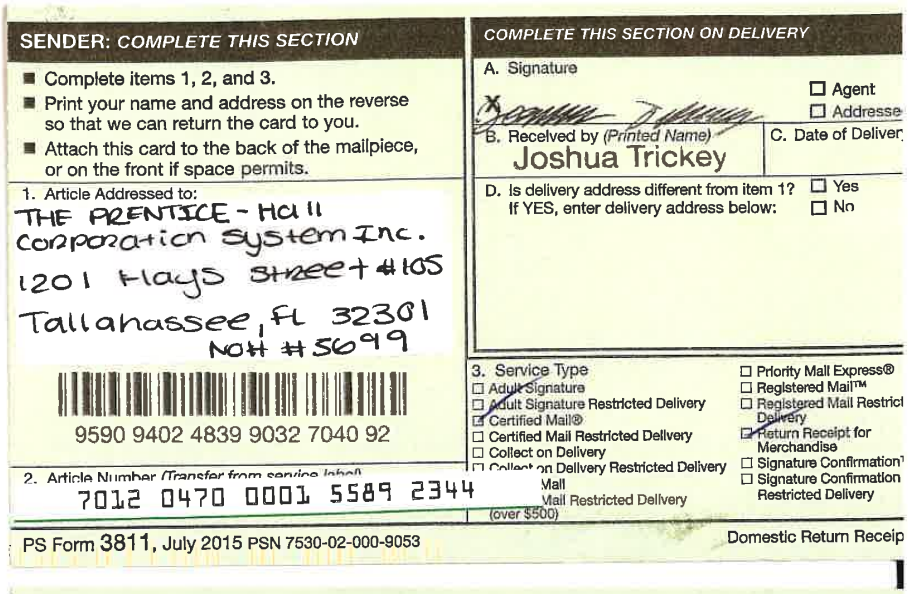
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage	$ 0.51
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 7.47

Postmark Here
APR 29 2021

Sent To: Rollins Continental Inc
Street, Apt. No.; or PO Box No.: 2170 Piedmont RD NE
City, State, ZIP+4: Atlanta GA 30324 #NOH5699

PS Form 3800, August 2006 — See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

THE PRENTICE - Hall
Corporation System Inc.
1201 Hays Street #105
Tallahassee, FL 32301
NOH #5699

9590 9402 4839 9032 7040 92

2. Article Number (Transfer from service label)
7012 0470 0001 5589 2344

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receip

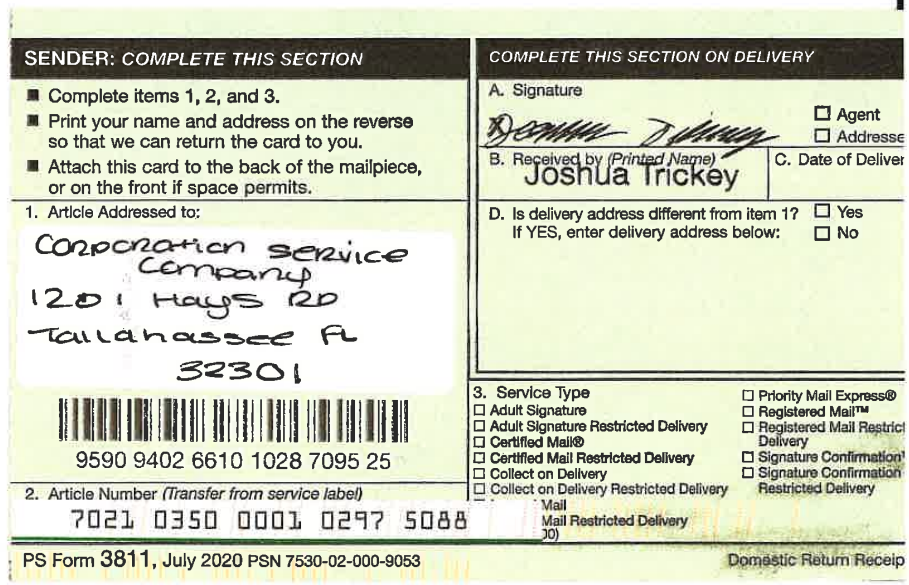
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addresse

B. Received by (Printed Name) Joshua Trickey
C. Date of Deliver

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restrict Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Corporation Service Company
1201 Hays RD
Tallahassee FL
32301

9590 9402 6610 1028 7095 25

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5088

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☐ Agent
☐ Addresse

B. Received by (Printed Name) Joshua Trickey
C. Date of Deliver

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restrict Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

ORKIN CASE NO. 5699
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: ORKIN
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1820 SW 30 AVE. PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: ORKIN
AT 9:51 A.M./P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

ROLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Case #:

5699

Property Owner:

ROLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Certified Mail #:

Property Description:

514221280025

Legal Description:

MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30

AKA:

1820 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Prohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Prohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
6. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

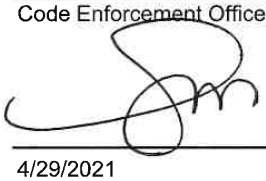
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Teressa Malcolm

Code Enforcement Officer



4/29/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
ROLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	5699	4/29/2021 12:00:00 AM

Property Owner:	**Property Description:**
ROLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	514221280025

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

Mailing Purposes Only

Detail by Entity Name

Foreign Profit Corporation
ROLLINS CONTINENTAL, INC.

Filing Information

Document Number	812738
FEI/EIN Number	47-3102508
Date Filed	04/26/1958
State	NY
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	05/02/1986
Event Effective Date	NONE

Principal Address

2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Changed: 04/16/2010

Mailing Address

2170 PIEDMOND ROAD, N.E.
CORPORATE TAX DEPT
ATLANTA, GA 30324-4135

Changed: 01/12/2012

Registered Agent Name & Address

THE PRENTICE-HALL CORPORATION SYSTEM INC.
1201 HAYS STREET
SUITE 105
TALLAHASSEE, FL 32301

Name Changed: 03/09/1994

Address Changed: 03/09/1994

Officer/Director Detail

Name & Address

Title Secretary

CHANDLER, ELIZABETH
2170 PIEDMONT RD NE
ATLANTA, GA 30324-4135

Title President

WILSON, JOHN
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Title President

Campbell, Jeffrey B.
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Title Director, Treasurer

Northern, Edward P.
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Title Director, VP

Leavitt, Steve
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Annual Reports

Report Year	Filed Date
2019	01/14/2019
2020	04/20/2020
2021	04/13/2021

Document Images

04/13/2021 -- ANNUAL REPORT	View image in PDF format
04/20/2020 -- ANNUAL REPORT	View image in PDF format
01/14/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
03/10/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/16/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
01/31/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
03/22/2007 -- ANNUAL REPORT	View image in PDF format

04/10/2006 -- ANNUAL REPORT	View image in PDF format
03/10/2005 -- ANNUAL REPORT	View image in PDF format
03/25/2004 -- ANNUAL REPORT	View image in PDF format
01/31/2003 -- ANNUAL REPORT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
03/01/2001 -- ANNUAL REPORT	View image in PDF format
04/12/2000 -- ANNUAL REPORT	View image in PDF format
04/15/1999 -- ANNUAL REPORT	View image in PDF format
04/22/1998 -- ANNUAL REPORT	View image in PDF format
04/16/1997 -- ANNUAL REPORT	View image in PDF format
03/11/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

NOV #5699

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/25/2021
US POSTAGE $0

01

ORKIN
1820 SW 30 AVE
PEMBROKE PARK
FL 33009

NOV #5699

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/25/2021
US POSTAGE $0

01

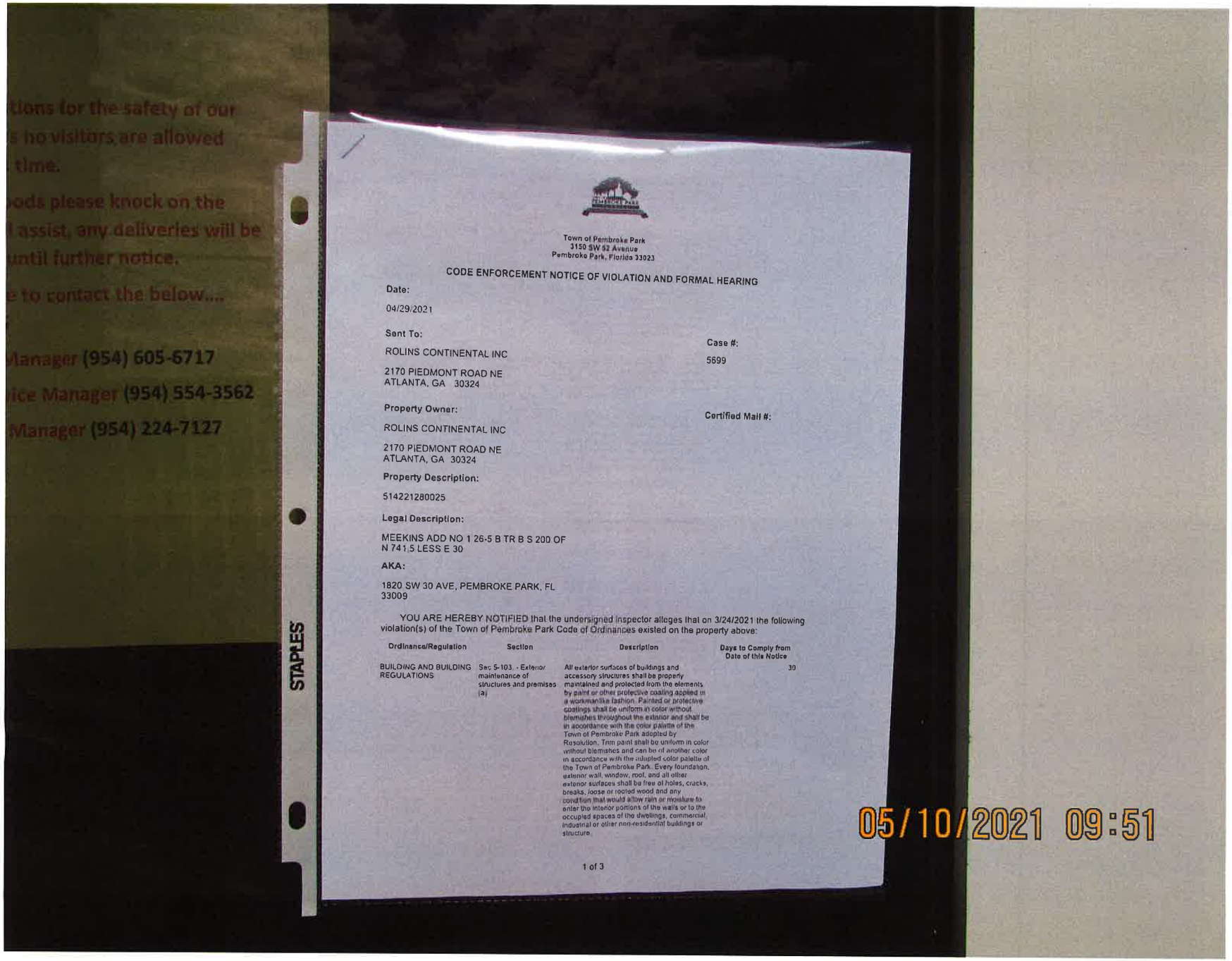
Sent To:

ROLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Case #:

5699


tions for the safety of our
s no visitors are allowed
time.
ods please knock on the
assist, any deliveries will be
until further notice.
e to contact the below....
Manager (954) 605-6717
ice Manager (954) 554-3562
Manager (954) 224-7127
STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
04/29/2021
Sent To:
ROLINS CONTINENTAL INC
2170 PIEDMONT ROAD NE
ATLANTA, GA 30324
Case #:
5699
Property Owner:
ROLINS CONTINENTAL INC
2170 PIEDMONT ROAD NE
ATLANTA, GA 30324
Certified Mail #:
Property Description:
514221280025
Legal Description:
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30
AKA:
1820 SW 30 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103. - Exterior maintenance of structures and premises (a)
All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rotted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.
30
1 of 3
05/10/2021 09:51

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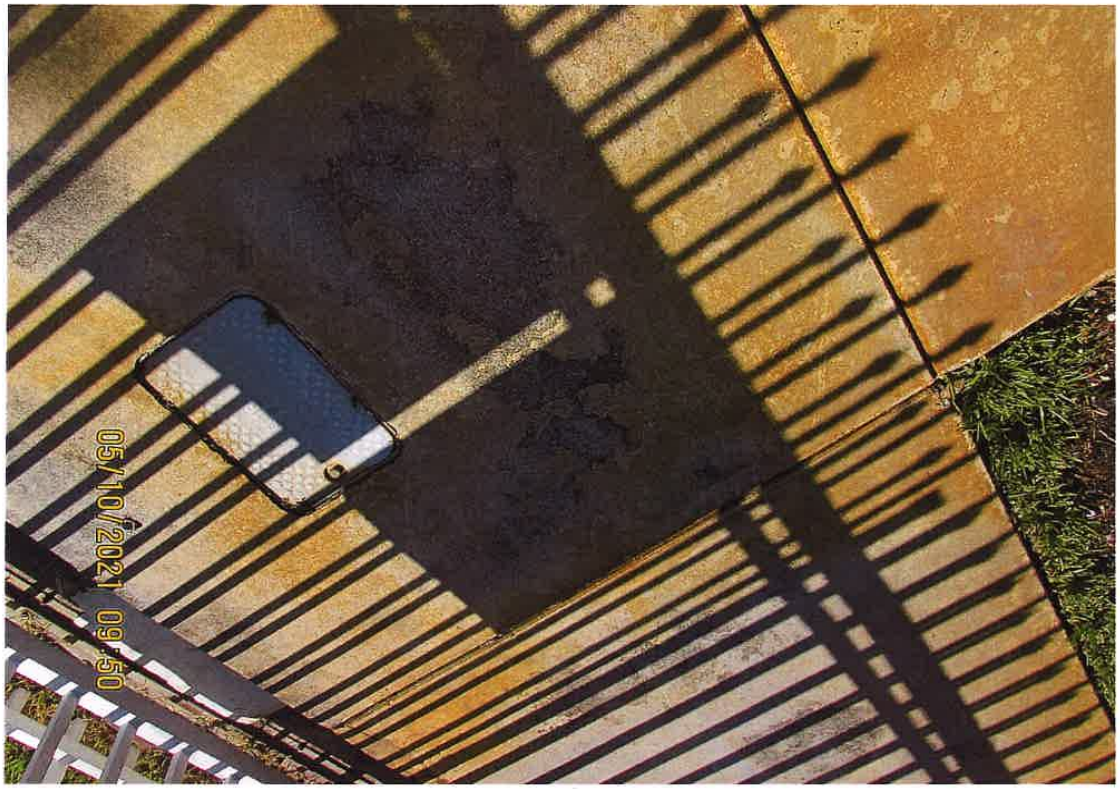
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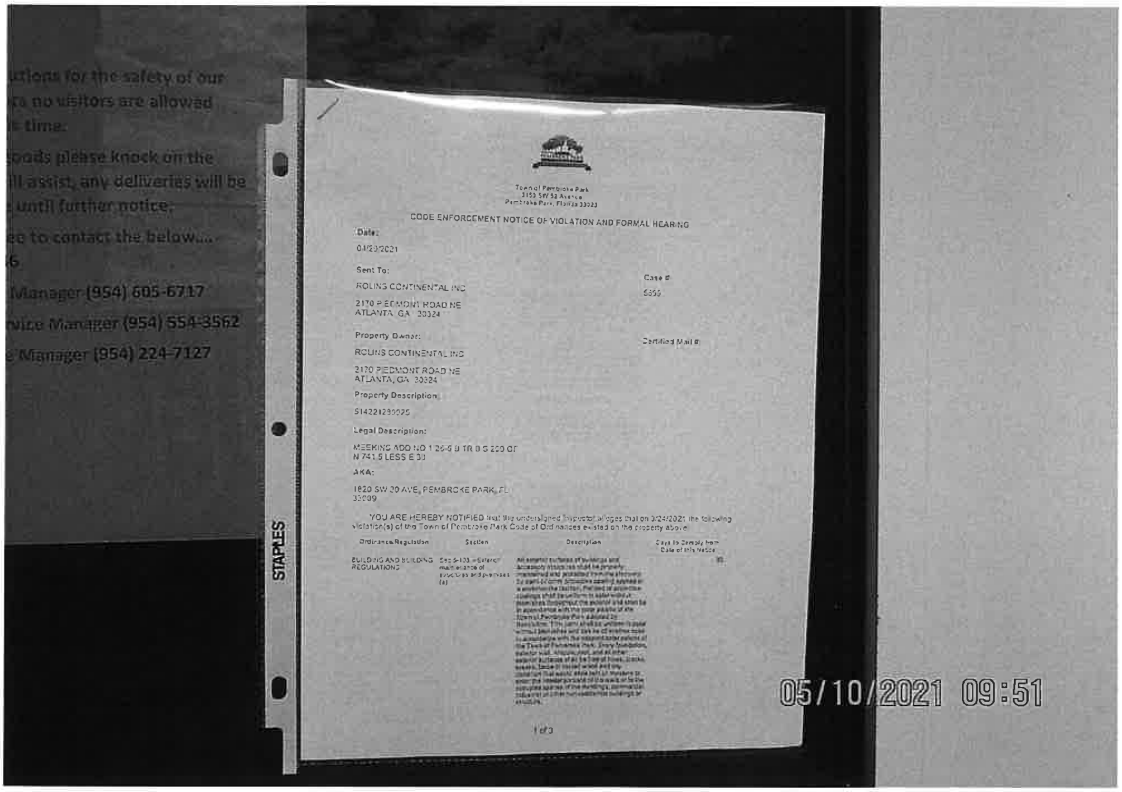
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until further notice.
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Manager (954) 605-6717
vice Manager (954) 554-3562
Manager (954) 224-7127
STAPLES
Town of Pembroke Park
3153 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
04/23/2021
Sent To:
ROLINS CONTINENTAL INC
2170 PIEDMONT ROAD NE
ATLANTA, GA 30324
Case #
5050
Property Owner:
ROLINS CONTINENTAL INC
2170 PIEDMONT ROAD NE
ATLANTA, GA 30324
Certified Mail #:
Property Description:
514224230020
Legal Description:
MEEKINS ADD NO 1 29-8 U TR B S 220 OF
N 741.5 LESS E 30
AKA:
1820 SW 30 AVE, PEMBROKE PARK, FL
33009
YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 3/24/2021 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 6-103.--Exterior maintenance of structures and premises. (a)
All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color and shall maintain adequate the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. The paint shall be uniform in color on all parapets and tank for all exterior roofs in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, roof, soffit, and all other exterior surfaces of all buildings, fences, screens, fascia or railings shall be free of holes, cracks, breaks, loose or rotted wood and any condition that would allow rain or moisture to enter the interior portion of the walls or to the complete spaces of the building, deterioration, nuisance or other unwholesome conditions or structure.
10
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oup.com
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The Kelsey Group.com
954.981.8073
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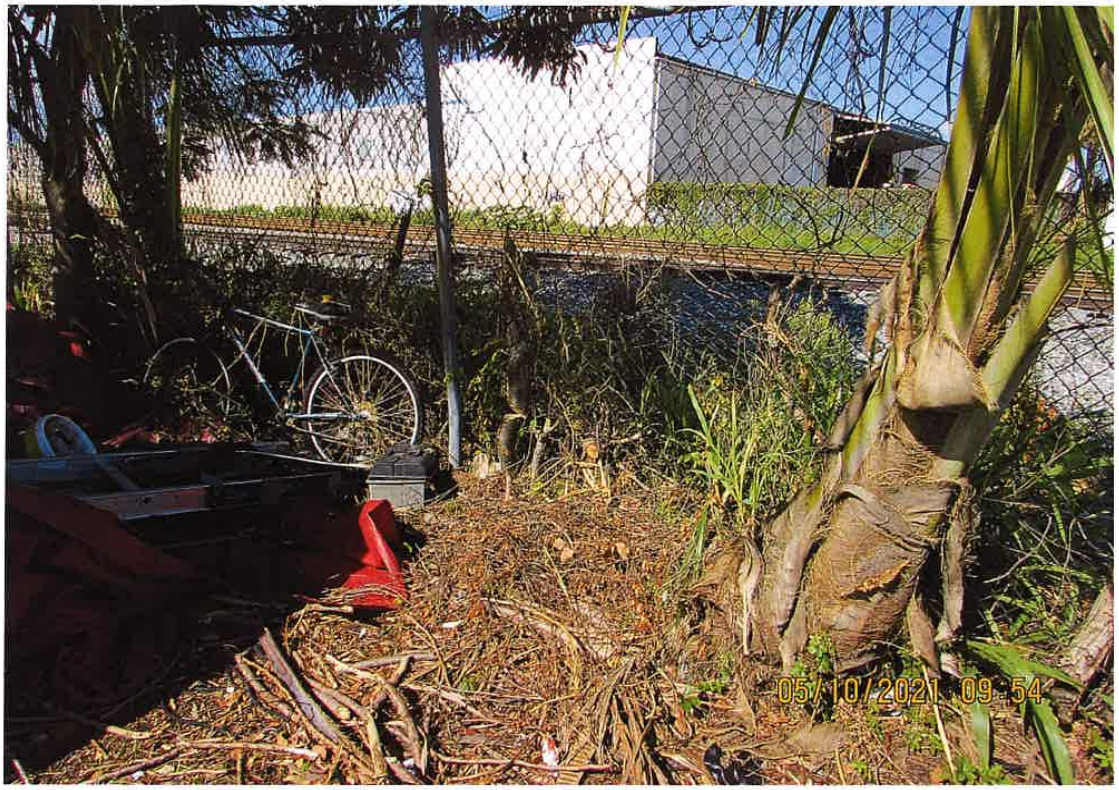
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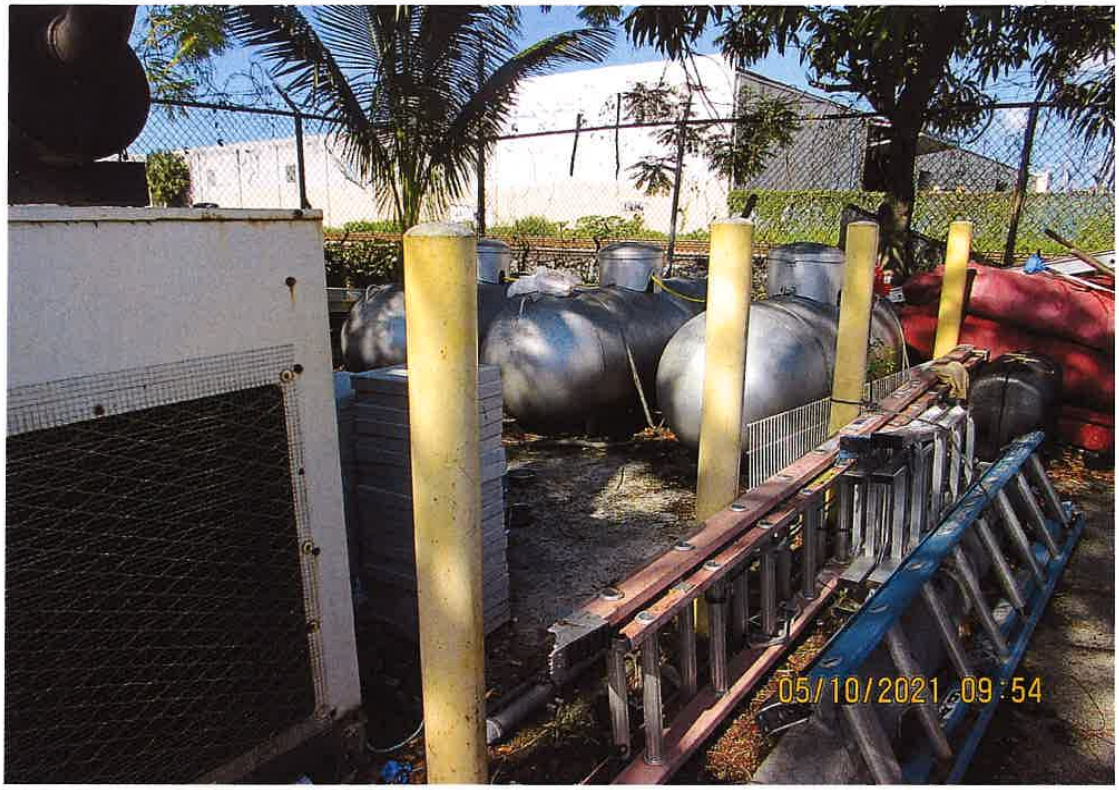
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PEST CONTROL DOWN TO A SCIENCE.
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STOP
ORKIN
05/10/2021 09:55

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ROLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	5699	03/24/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
ROLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	514221280025	
Legal Description:	**AKA:**	
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30	1820 SW 30 AVE, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

1. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Unprohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Unprohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
6. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

03/23/2021 14:55

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03/23/2021 14:53

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03/23/2021 14:51

Case Overview

Property/Incident Information

Owner	Address	Site Address
BKI-95 LLC	4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	2000 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5700 **Date Next Inspection** 5/18/2021

Notes

1. Verify all electrical work being done inside of the space including the electrical power since certain areas of the warehouse was without power. Obtain a permit with all plans and inspections.
2. Full tenant renovation of the warehouse including the offices and closets that were added in the main warehouse area.
3. Verify all demising wall that were added to the warehouse. Obtain a permit with all plans and inspections.
4. A/c duct work was fully removed and replaced. Obtain a permit with all plans and inspections for duct work and possible a/c replacement was done.
5. Windows in different areas of the warehouse were replaced. Obtain a permit with plans and inspections.
6. Verify stairs & railings to the second floor was permitted. Obtain a permit with plans and inspections.
7. Verify the second floor was permitted, if not obtain a permit with plans and inspections.
8. Camera system installed. Obtain a permit with plans and inspections.
9. Property needs to be maintained with paint and pressure wash also to be paved and maintained.
10. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/24/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 5/18/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (m)	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 5/18/2021
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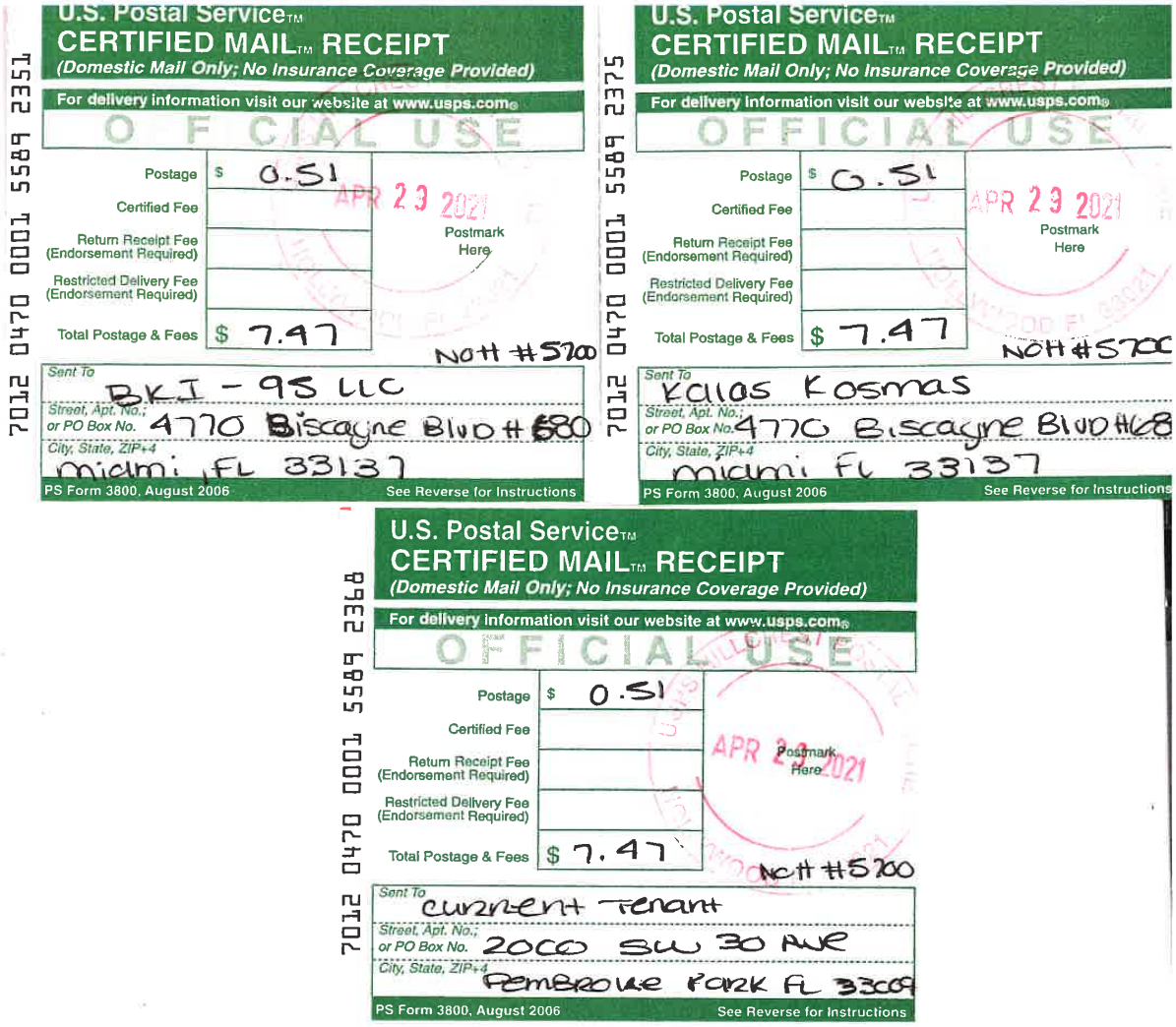

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7012 0470 0001 5589 2351

Postage	$ 0.51
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 7.47

APR 23 2021 Postmark Here

NOH #5700

Sent To: BKJ - 95 LLC
Street, Apt. No.; or PO Box No.: 4770 Biscayne Blvd #680
City, State, ZIP+4: Miami, FL 33137

PS Form 3800, August 2006 — See Reverse for Instructions

U.S. Postal Service™
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7012 0470 0001 5589 2375

Postage	$ 0.51
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 7.47

APR 23 2021 Postmark Here

NOH #5700

Sent To: Kalos Kosmas
Street, Apt. No.; or PO Box No.: 4770 Biscayne Blvd #168
City, State, ZIP+4: Miami FL 33137

PS Form 3800, August 2006 — See Reverse for Instructions

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

7012 0470 0001 5589 2368

Postage	$ 0.51
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 7.47

APR 2? 2021 Postmark Here

NOH #5700

Sent To: Current Tenant
Street, Apt. No.; or PO Box No.: 2060 SW 30 Ave
City, State, ZIP+4: Pembroke Park FL 33009

PS Form 3800, August 2006 — See Reverse for Instructions

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5700

BKI-95 LLC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: BKI-95 LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2000 SW 30 AVE. PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: BKI-95 LLC
AT 10800 A.M./P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Case #:

5700

Property Owner:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Certified Mail #:

Property Description:

514221280024

Legal Description:

MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W

AKA:

2000 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
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1. Verify all electrical work being done inside of the space including the electrical power since certain areas of the warehouse was without power. Obtain a permit with all plans and inspections.
2. Full tenant renovation of the warehouse including the offices and closets that were added in the main warehouse area.
3. Verify all demising wall that were added to the warehouse. Obtain a permit with all plans and inspections.
4. A/c duct work was fully removed and replaced. Obtain a permit with all plans and inspections for duct work and possible a/c replacement was done.
5. Windows in different areas of the warehouse were replaced. Obtain a permit with plans and inspections.
6. Verify stairs & railings to the second floor was permitted. Obtain a permit with plans and inspections.
7. Verify the second floor was permitted, if not obtain a permit with plans and inspections.
8. Camera system installed. Obtain a permit with plans and inspections.
9. Property needs to be maintained with paint and pressure wash also to be paved and maintained.
10. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

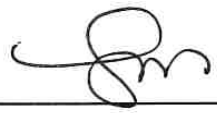
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Teressa Malcolm

Code Enforcement Officer



4/29/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
BKI-95 LLC 4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	5700	4/29/2021 12:00:00 AM

Property Owner:	Property Description:
BKI-95 LLC 4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	514221280024

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W	2000 SW 30 AVE, PEMBROKE PARK, FL 33009

Mailing Purposes Only

Sunbiz.org Division of Corporations an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
BKI-95 LLC

Filing Information

Document Number	L12000069042
FEI/EIN Number	45-5381764
Date Filed	05/22/2012
Effective Date	05/21/2012
State	FL
Status	ACTIVE

Principal Address

2000SW 30 Ave
Pembroke Park, FL 33069

Changed: 02/01/2013

Mailing Address

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Registered Agent Name & Address

Kalas, Kosmas A
4770 Biscayne Boulevard
Suite 680
MIAMI, FL 33137

Name Changed: 01/31/2018

Address Changed: 01/31/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

KALAS, KOSMAS A
1251 Still Water Dr
Miami Beach, FL 33141

Title MGRM

BILLANTE, THOMAS

BILLANTE, THOMAS
16051 Collins Ave.
Apt 503
Sunny Isles, FL 33160

Annual Reports

Report Year	Filed Date
2019	02/13/2019
2020	01/28/2020
2021	01/14/2021

Document Images

01/14/2021 -- ANNUAL REPORT	View image in PDF format
01/28/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
01/31/2018 -- ANNUAL REPORT	View image in PDF format
03/08/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
03/09/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
02/01/2013 -- ANNUAL REPORT	View image in PDF format
05/22/2012 -- Florida Limited Liability	View image in PDF format

NOV #5700

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/25/2021
US POSTAGE $

current tenant
2000 SW 30 Ave
Pembroke Park
FL 33009

NOV #5700

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/25/2021
US POSTAGE $(

01

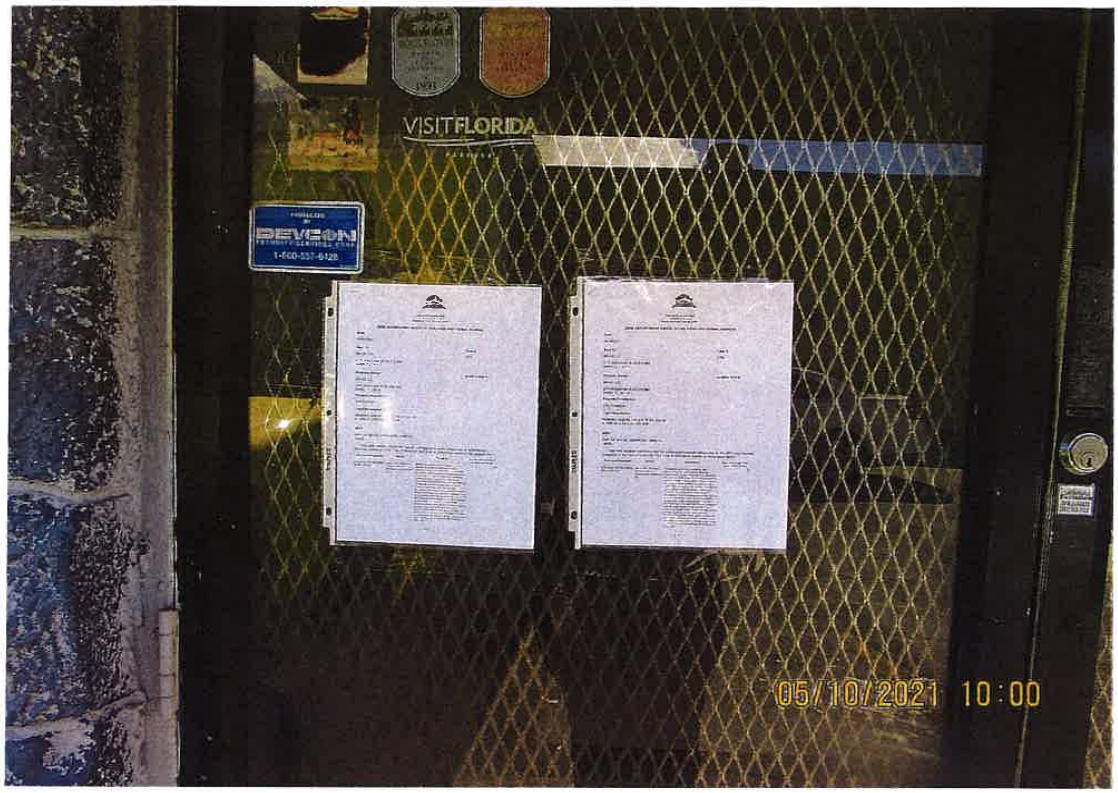
Sent To:

BKI-95 LLC

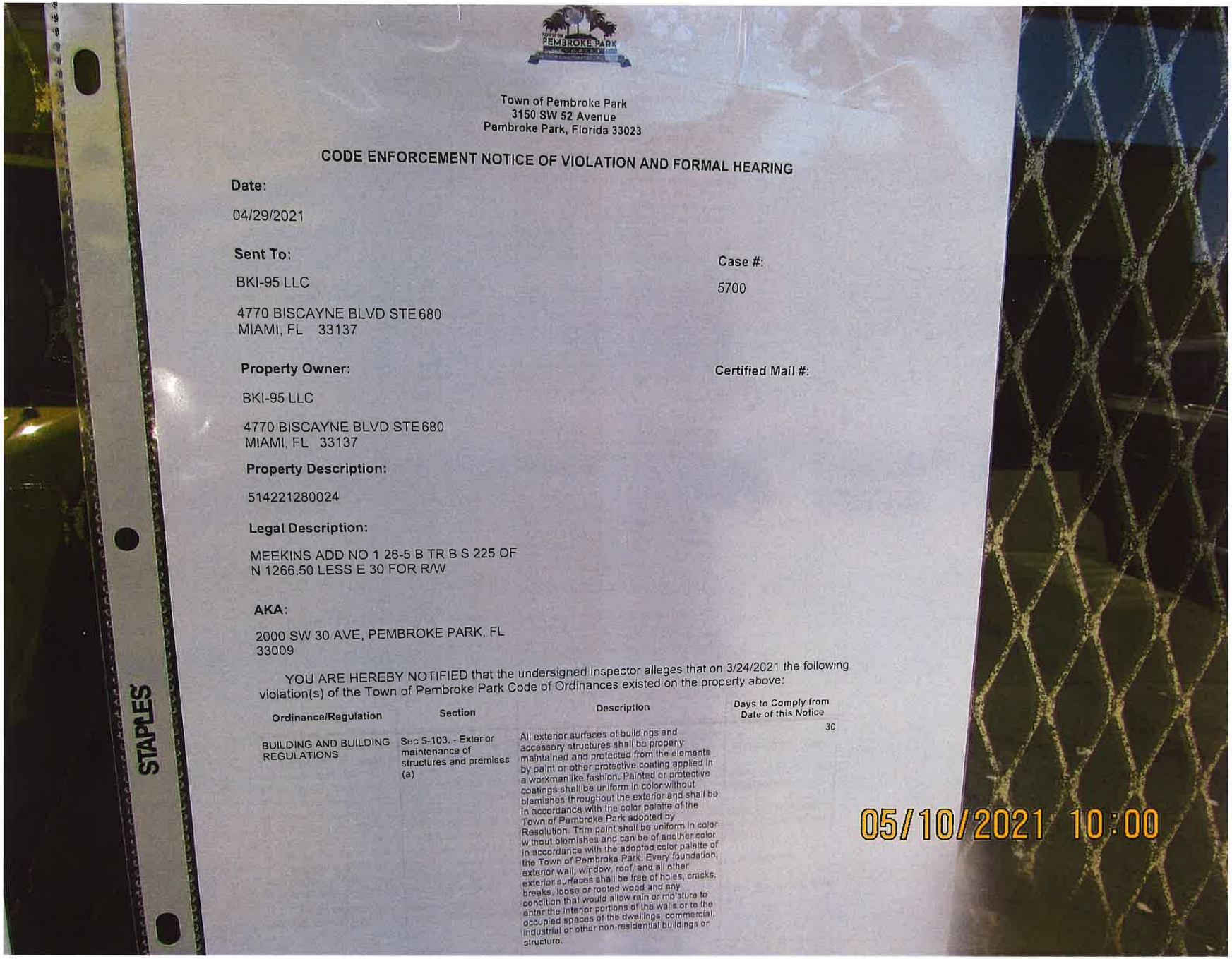
4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Case #:

5700


VISITFLORIDA
05/10/2021 10:00

05/10/2021 10:00


STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
04/29/2021
Sent To:
BKI-95 LLC
4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137
Case #:
5700
Property Owner:
BKI-95 LLC
4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137
Certified Mail #:
Property Description:
514221280024
Legal Description:
MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W
AKA:
2000 SW 30 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103. - Exterior maintenance of structures and premises (a)
All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.
30
05/10/2021 10:00

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BKI-95 LLC 4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	5700	03/24/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
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Teressa Malcolm
Code Enforcement Officer

OUTH FLORIDA HOOD
& ELECTRICAL
786-251-8538
STATE MASTER ELECTRICIAN
EC 13004181
EXPRESS
Maroone
PVE I59
SUNSHINE STATE
03/23/2021 15:08

SOUTH FLORIDA HOOD & ELECTRICAL
STATE MASTER ELECTRICIAN
LICENSED & INSURED
SOUTH FLORIDA HOOD
& ELECTRICAL
786-251-8538
STATE MASTER ELECTRICIAN
EC 13004181
03/23/2021 15:08

03/23/2021 15:07

PHILIPS
03/23/2021 15:07

03/23/2021 15:07

03/23/2021 15:06
KLEIN

03/23/2021 15:06

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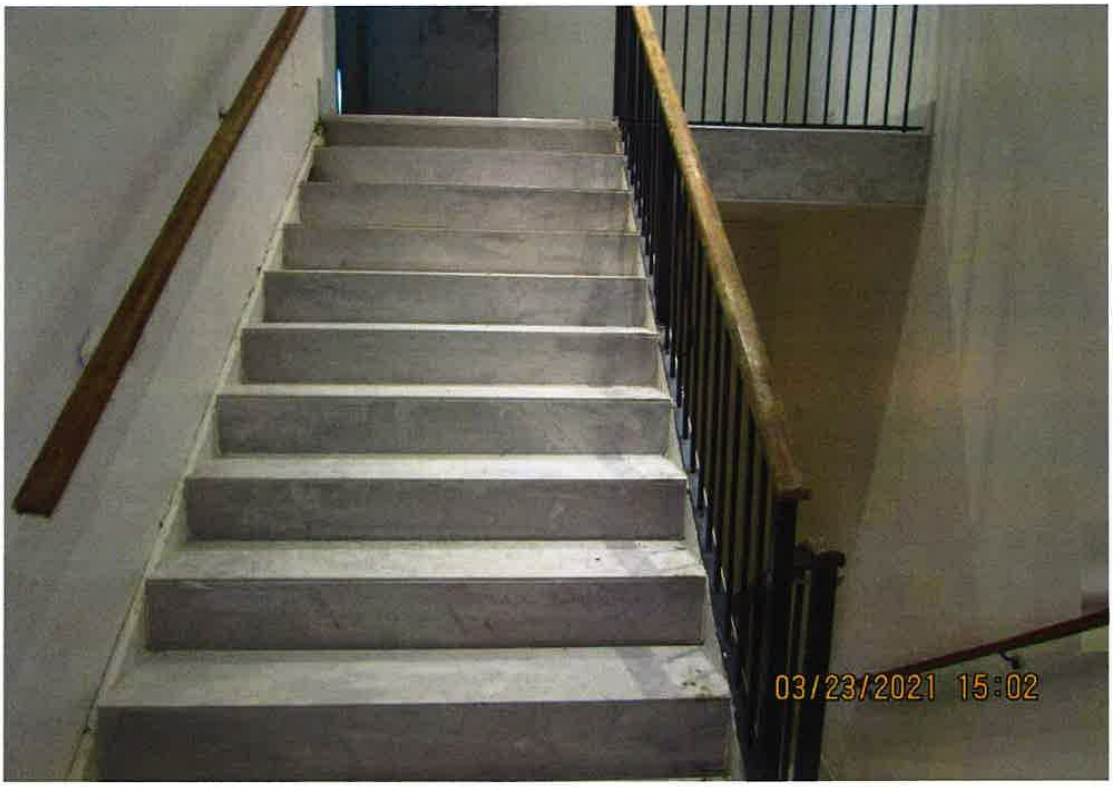
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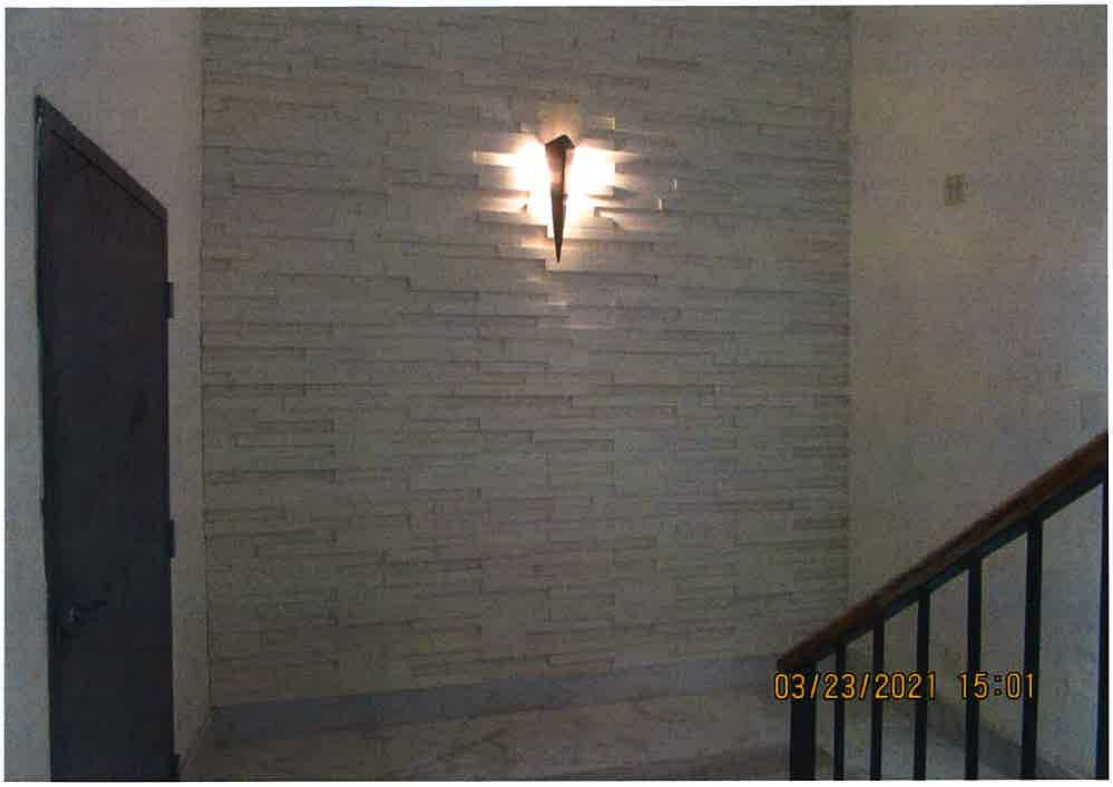
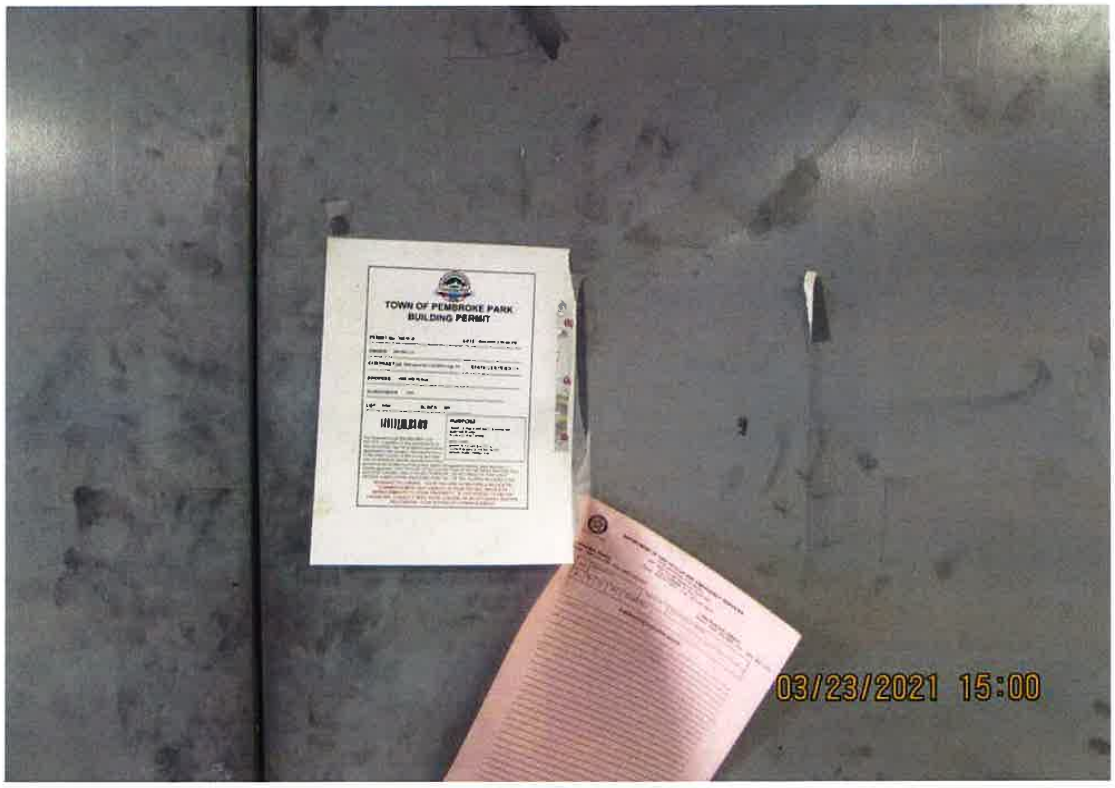

03/23/2021 15:01

03/23/2021 15:01

03/23/2021 15:01


TOWN OF PEMBROKE PARK
BUILDING PERMIT
03/23/2021 15:00

03/23/2021 15:00

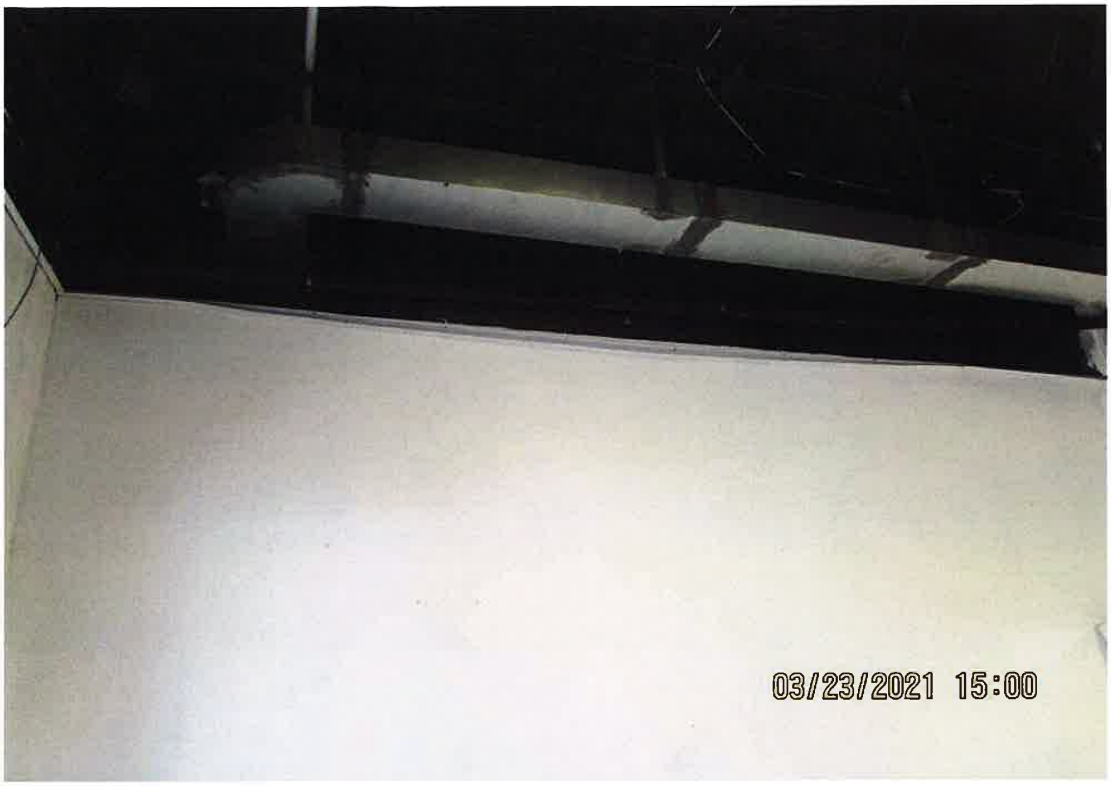
03/23/2021 15:00

03/23/2021 15:00

03/23/2021 15:00

03/23/2021 15:00

03/23/2021 15:00


03/23/2021 15:00

03/23/2021 15:00

03/23/2021 15:00

SUPPRESSION SYSTEM SPECIALISTS
786-251-853
EC 13004181
03/23/2021 14:59

2000
03/23/2021 14:59

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

Legal Description

Case Status Open **Case #** 5701 **Date Next Inspection** 5/18/2021

Notes

1. Repeat Violation: Full tenant build out without permit including the office space that was created. Obtain permit for buildout: Structural, Mechanical, Electrical, & Plumbing with plans and inspections.
2. Racking pallets added without a permit. Obtain permit for Racking system installed with plans and inspections.
3. Windows installed in the office & warehouse area without a permit. Obtain permit for windows for the office & warehouse area.
4. Door added to the office, bathroom, front & back door without a permit. Obtain the permit for all doors with plans and inspections.
5. Camera system installed without a permit. Obtain a permit with plans and inspections for the camera system.
6. Low-voltage cabling wires installed for computer access without a permit. Obtain a permit for the low voltage cabling system with plans and inspections.
7. (2) Bathrooms added without a permit. Obtain a permit for the both bathrooms with full plans and inspections.
8. Abandoned car parked in front of Bay #B with no tag VIN: 5YMTS0C07L9B87881. Remove vehicle from premises only current license plate and actual tagged cards are allowed to be parked on the property.
9. New a/c unit including duct work was installed prior of a permit. Obtain a permit with plans and inspections for the a/c unit.
10. Chain-link fence installed prior of obtaining a permit. Obtain a permit with plans and inspections for the fence installation.
11. A double permit fee has been assessed for all work done prior of obtaining a permit.

Documents Issued

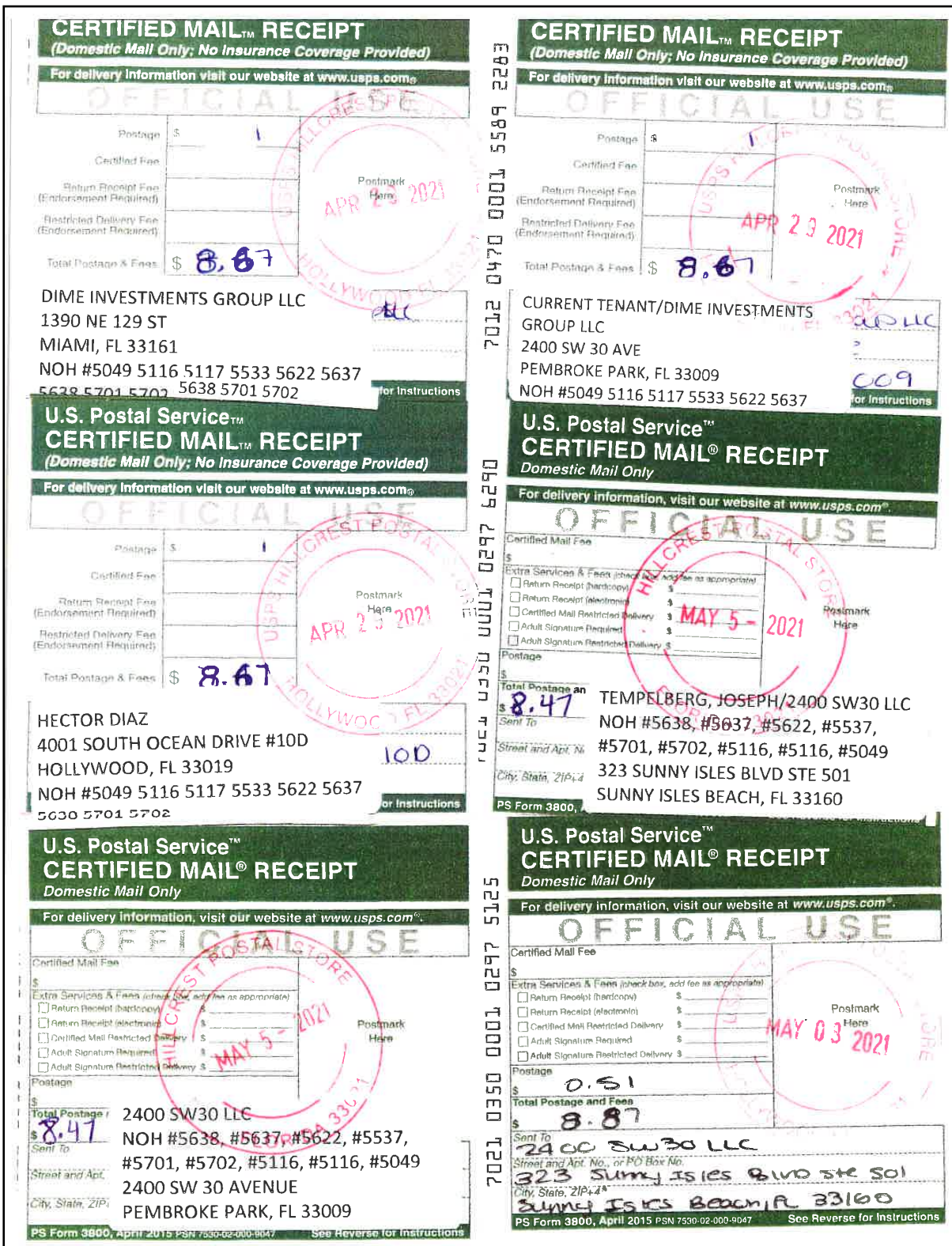
Date Issue	Hearing Date	Document Type	Delivery
3/26/2021		Notice of Violation	Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2021

Case Overview

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 5/18/2021



CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 23 2021
DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
7012 0470 0001 5589 2263

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 23 2021
CURRENT TENANT/DIME INVESTMENTS GROUP LLC
2400 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH #5049 5116 5117 5533 5622 5637
7012 0470 0001 5589 2263

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check 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 $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, April 2015 PSN 7530-02-000-9047
Postmark Here
MAY 5 2021
TEMPELBERG, JOSEPH/2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160
7021 0350 0001 0297 6290

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check 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 $ 8.87
Sent To 2400 SW30 LLC
Street and Apt. No., or PO Box No. 323 Sunny Isles Blvd Ste 501
City, State, ZIP+4 Sunny Isles Beach, FL 33160
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here
MAY 03 2021
7021 0350 0001 0297 5125

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check 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 $ 8.41
Sent To
Street and Apt.
City, State, ZIP+4
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here
MAY 5 2021
2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
2400 SW 30 AVENUE
PEMBROKE PARK, FL 33009

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 23 2021
HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
7012 0470 0001 5589 2270

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

RECEIVED MAY 10 2021

1. Article Addressed to:

2900 SW30 LLC
323 Sunny Isles Blvd
#501
Sunny Isles Beach
FL 33160

9590 9402 6610 1028 7095 32

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 5125

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED MAY 10 2021 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 5/7/21

D. Is delivery address different from item 1? ☐ Yes
NOH •5116 •5117 •5049 •5533 •562? •5637 •5638 •5701 •5702

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637 5638 5701 5702

9590 9402 4839 9032 7040 23

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2276

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AK ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Route 29C-19 | C. Date of Delivery 5/13/202

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5701

2400 SW 30 LLC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2400 SW 30 AVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: 2400 SW 30 LLC
AT 10:10 A.M./P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of MAY, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5701

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay B

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30

1. Repeat Violation: Full tenant build out without permit including the office space that was created. Obtain permit for buildout: Structural, Mechanical, Electrical, & Plumbing with plans and inspections.
2. Racking pallets added without a permit. Obtain permit for Racking system installed with plans and inspections.
3. Windows installed in the office & warehouse area without a permit. Obtain permit for windows for the office & warehouse area.
4. Door added to the office, bathroom, front & back door without a permit. Obtain the permit for all doors with plans and inspections.
5. Camera system installed without a permit. Obtain a permit with plans and inspections for the camera system.
6. Low-voltage cabling wires installed for computer access without a permit. Obtain a permit for the low voltage cabling system with plans and inspections.
7. (2) Bathrooms added without a permit. Obtain a permit for the both bathrooms with full plans and inspections.
8. Abandoned car parked in front of Bay #B with no tag VIN: 5YMTS0C07L9B87881. Remove vehicle from premises only current license plate and actual tagged cards are allowed to be parked on the property.
9. New a/c unit including duct work was installed prior of a permit. Obtain a permit with plans and inspections for the a/c unit.
10. Chain-link fence installed prior of obtaining a permit. Obtain a permit with plans and inspections for the fence installation.
11. A double permit fee has been assessed for all work done prior of obtaining a permit.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

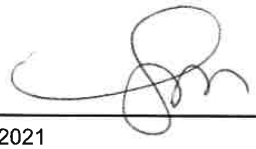
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Teressa Malcolm

Code Enforcement Officer



4/26/2021

NOV # 5701

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/26/2021
US POSTAGE

CODE ENFORCEMENT

Sent To:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST

Case #:

5701

NOV # 5701

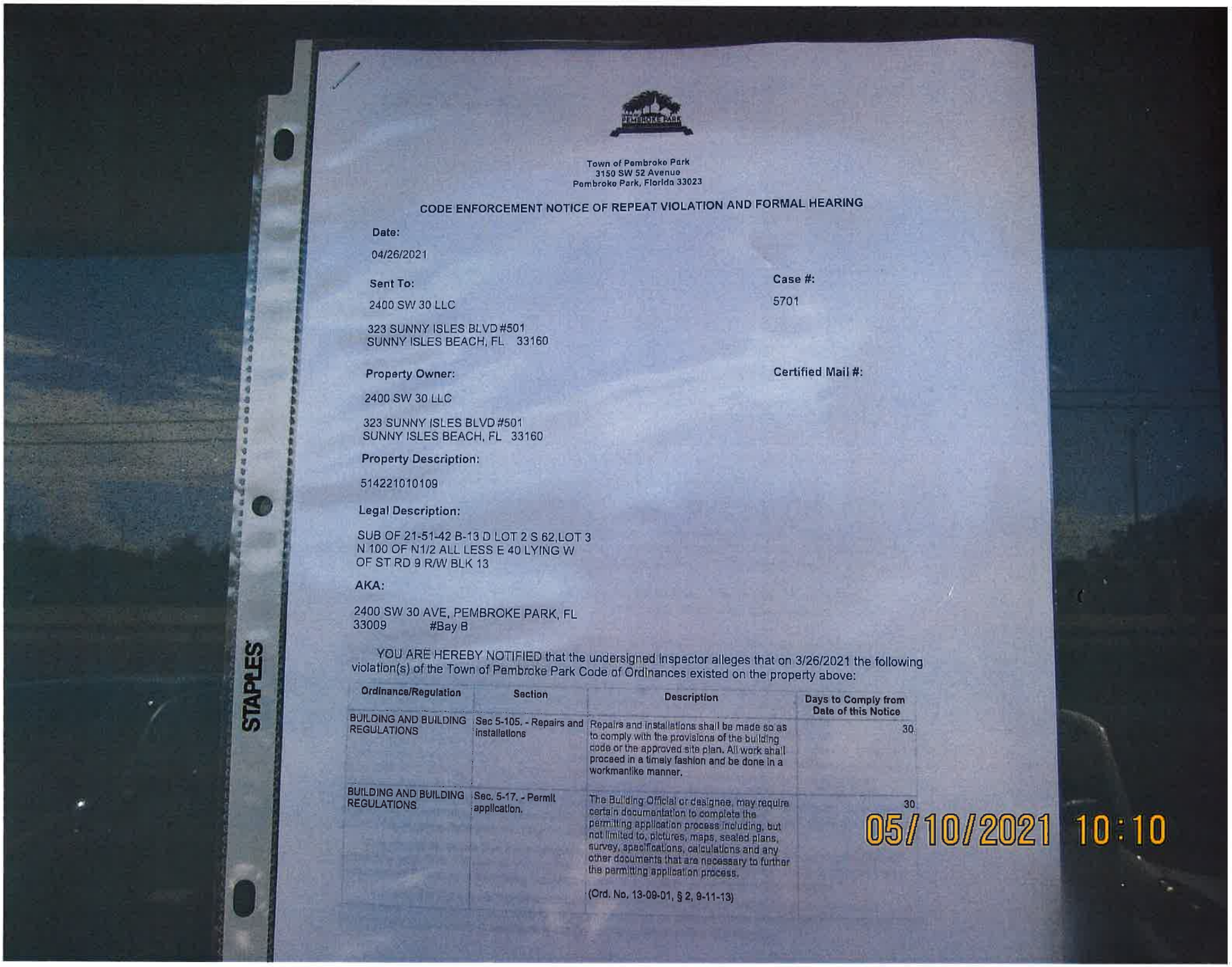
TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/26/2021
US POSTAGE

CURRENT TENANT
2400 SW 30 AVE
#B
PEMBROKE PARK
FL 33009

B
DELIVERIES
TO THE
BACK
05/10/2021 10:10



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Case #:

5701

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Property Owner:

Certified Mail #:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

05/10/2021 10:10

A
DELIVERIES
TO THE
BACK
05/10/2021 10:13

A
05/10/2021 10:14

05/10/2021 10:14

05/10/2021 10:14

05/10/2021 10:15

FDC
05/10/2021 10:15

B
DELIVERIES
TO THE
BACK
05/10/2021 10:10

05/10/2021 10:15

C
05/10/2021 10:07

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	5701	03/26/2021

Property Owner:	Property Description:	Certified Mail #:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	514221010109	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30

Notes/Means of Correction:

1. Repeat Violation: Full tenant build out without permit including the office space that was created. Obtain permit for buildout: Structural, Mechanical, Electrical, & Plumbing with plans and inspections.
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7. Bathroom added without a permit. Obtain a permit for the full bathroom with full plans and inspections.
8. Abandoned car parked in front of Bay #B with no tag VIN: 5YMTS0C07L9B87881. Remove vehicle from premises only current license plate and actual tagged cards are allowed to be parked on the property.
9. A double permit fee has been assessed for all work done prior of obtaining a permit.

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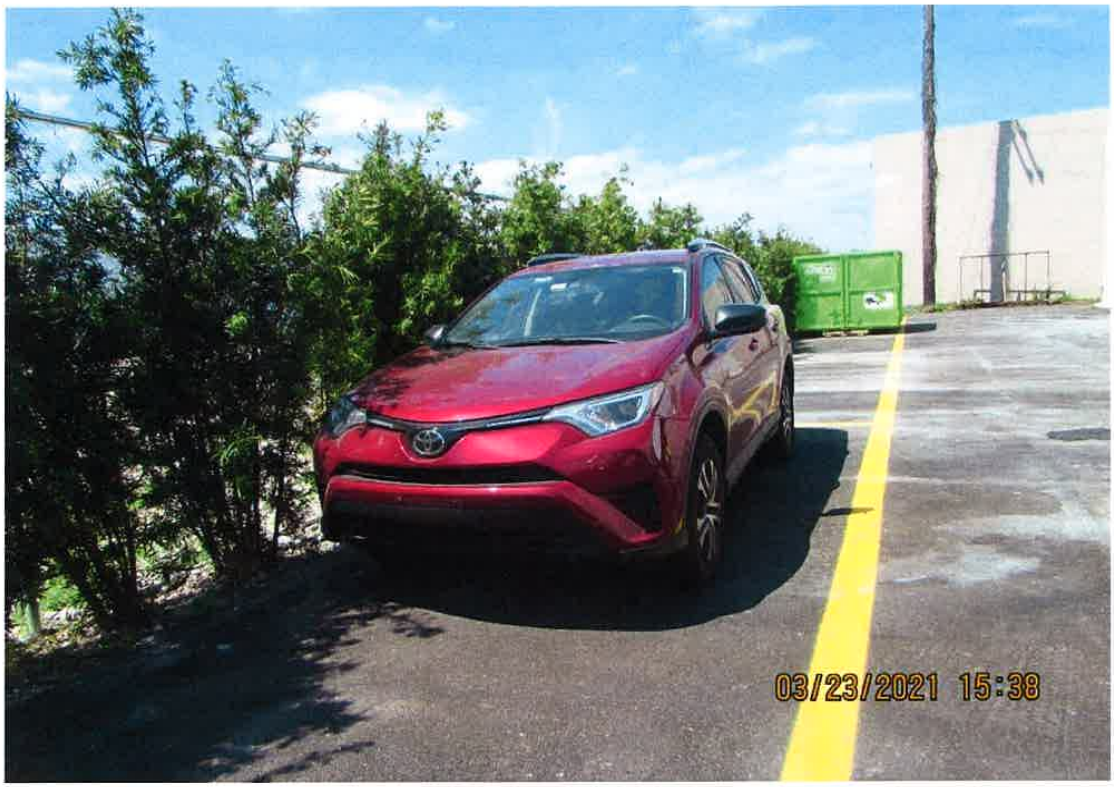
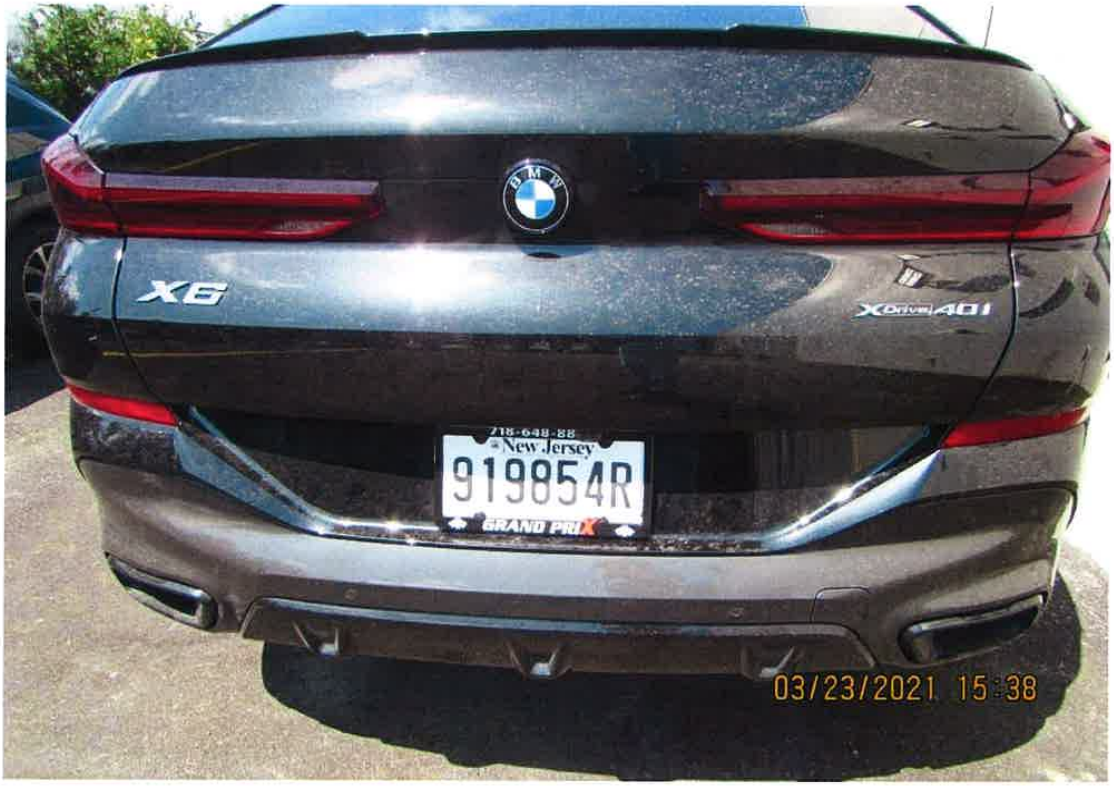
Teressa Malcolm
Code Enforcement Officer

2400
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
RECYCLE RIGHT
03/23/2021 15:38


03/23/2021 15:38

03/23/2021 15:38


X6
xDrive40i
New Jersey
919854R
GRAND PRIX
03/23/2021 15:38

03/23/2021 15:38

03/23/2021 15:36

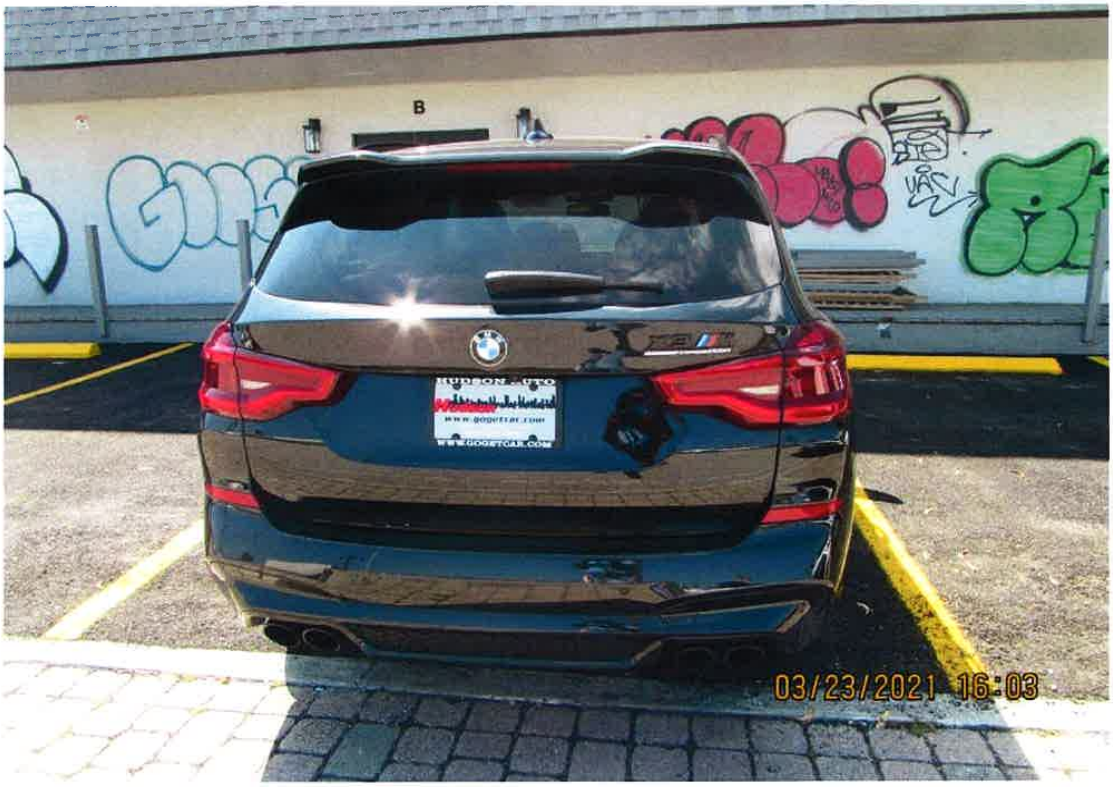
03/23/2021 15:16

03/23/2021 15:16

03/23/2021 15:16
O'cedar

03/23/2021 15:16

03/23/2021 15:15


B
03/23/2021 16:03

5YMTS0C07L9B87881
03/23/2021 16:03

Town of Pembroke Park
Notice of Violation Notice
03/23/2021 16:02

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A

Legal Description

Case Status Open **Case #** 5702 **Date Next Inspection** 5/18/2021

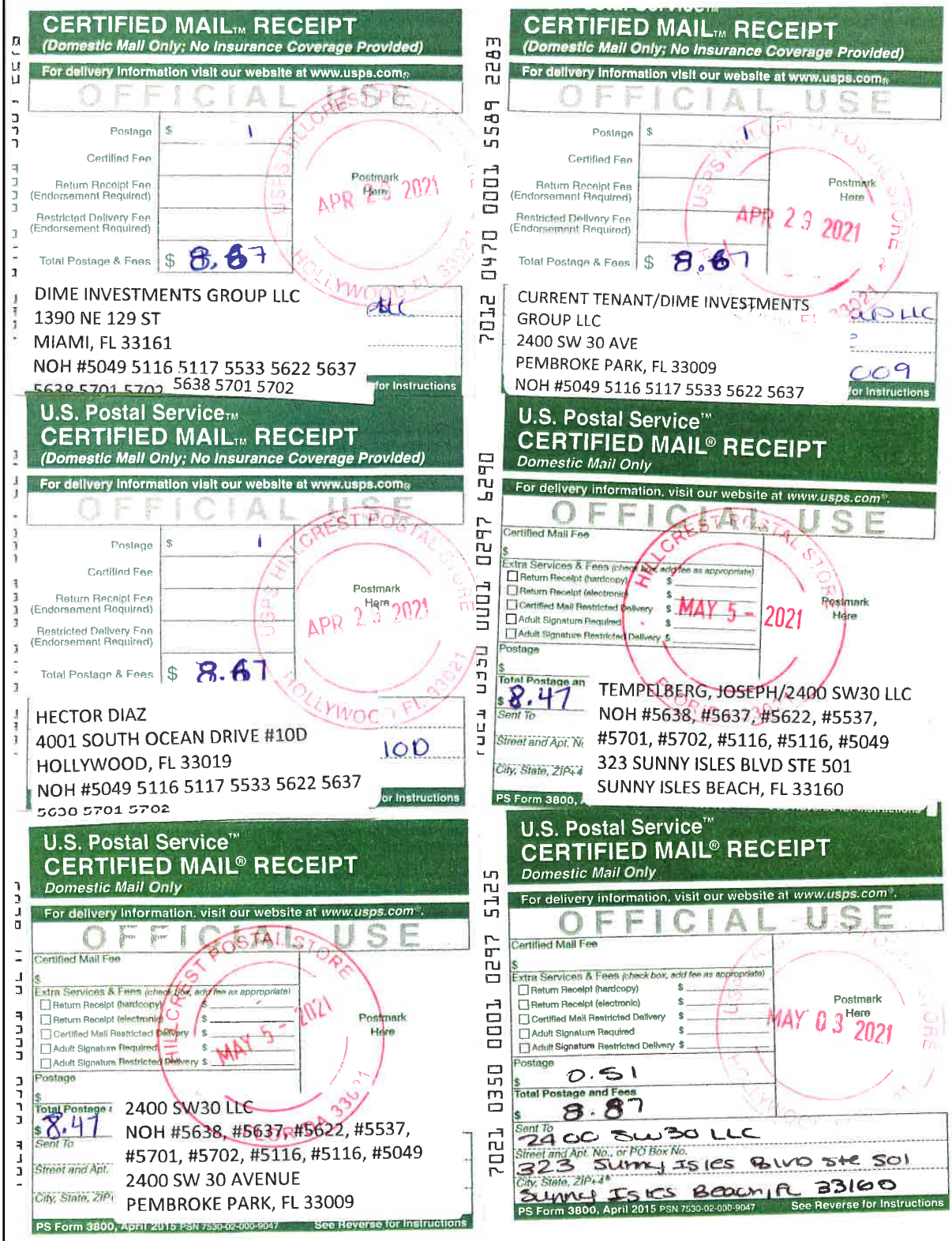
Notes
1. Portable storage pod installed in parking lot area. Remove storage pod from the property.
2. New rear door installed at Bay A. Obtain a permit with plans and inspections for the door.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/26/2021		Notice of Violation	Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 5/18/2021



CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 23 2021
HOLLYWOOD FL 33021
DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
for Instructions
7012 0470 0001 5589 2283

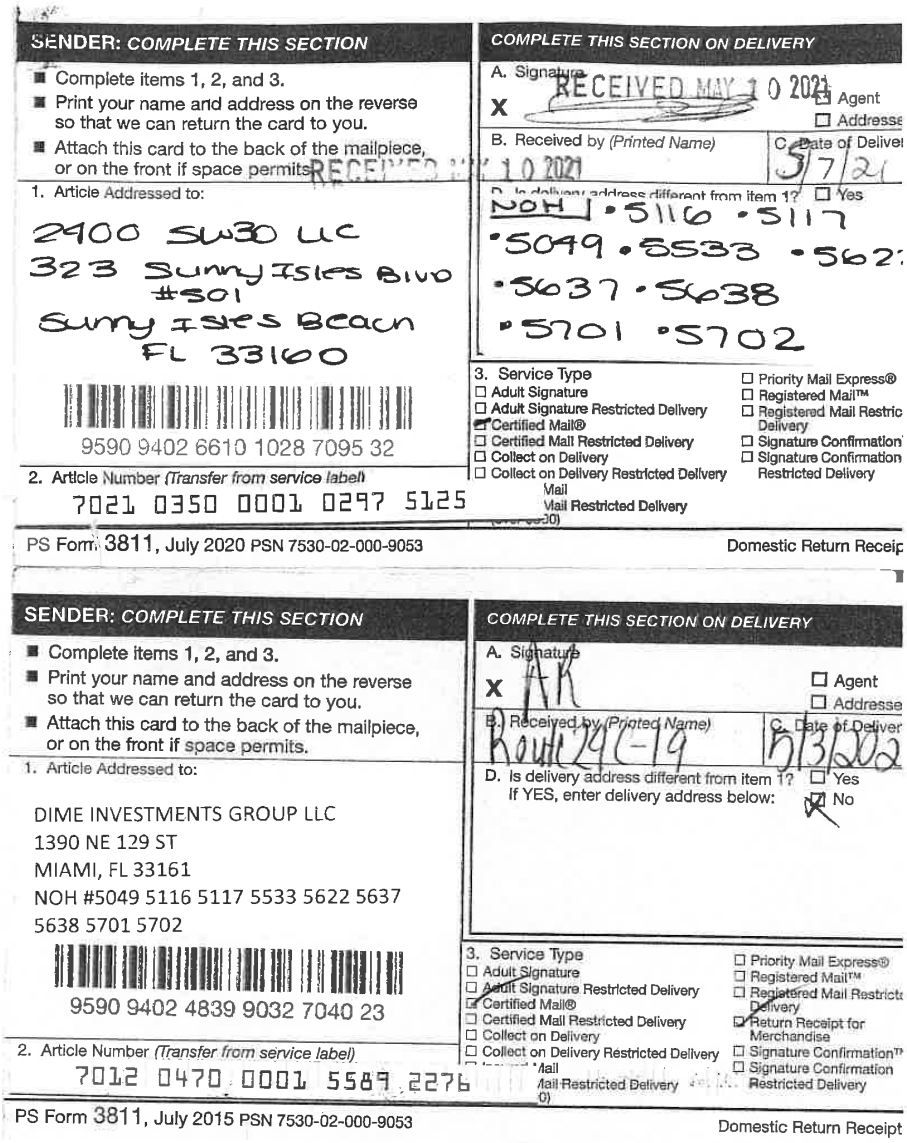
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 23 2021
CURRENT TENANT/DIME INVESTMENTS
GROUP LLC
2400 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH #5049 5116 5117 5533 5622 5637
for Instructions

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 $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 23 2021
HOLLYWOOD FL 33021
HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
for Instructions
7012 0350 0001 0297 6290

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check 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 $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
MAY 5 - 2021
PS Form 3800,
TEMPELBERG, JOSEPH/2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check 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 $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
MAY 5 - 2021
2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
2400 SW 30 AVENUE
PEMBROKE PARK, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0001 0297 5125

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check 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 $ 8.87
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
Postmark Here
MAY 03 2021
2400 SW30 LLC
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

2900 SW30 LLC
323 Sunny Isles Blvd
#501
Sunny Isles Beach
FL 33160

9590 9402 6610 1028 7095 32

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5125

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
RECEIVED MAY 10 2021
☑ Agent
☐ Addressee

B. Received by (Printed Name)
RECEIVED MAY 10 2021
C. Date of Delivery
5/7/21

D. Is delivery address different from item 1? ☐ Yes
NOH • 5116 • 5117
• 5049 • 5533 • 562
• 5637 • 5638
• 5701 • 5702

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restric Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

9590 9402 4839 9032 7040 23

2. Article Number (Transfer from service label)
7012 0470 0001 5589 2276

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AR
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Raul 29C-19
C. Date of Delivery
5/13/202

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricte Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5702

2400 SW 30 LLC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2400 SW 30 AVE. PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: 2400 SW 30 LLC
AT 10:14 A.M./P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 12 day of May, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

#5702
I OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/26/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

Current Tenant
2400 SW 30 Ave
#A
Pembroke Park
FL 33009

N #5702
I OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/26/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

Sent To:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Case #:

5702

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5702

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay A

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Portable storage pod installed in parking lot area. Remove storage pod from the property.
2. New rear door installed at Bay A. Obtain a permit with plans and inspections for the door.
3. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

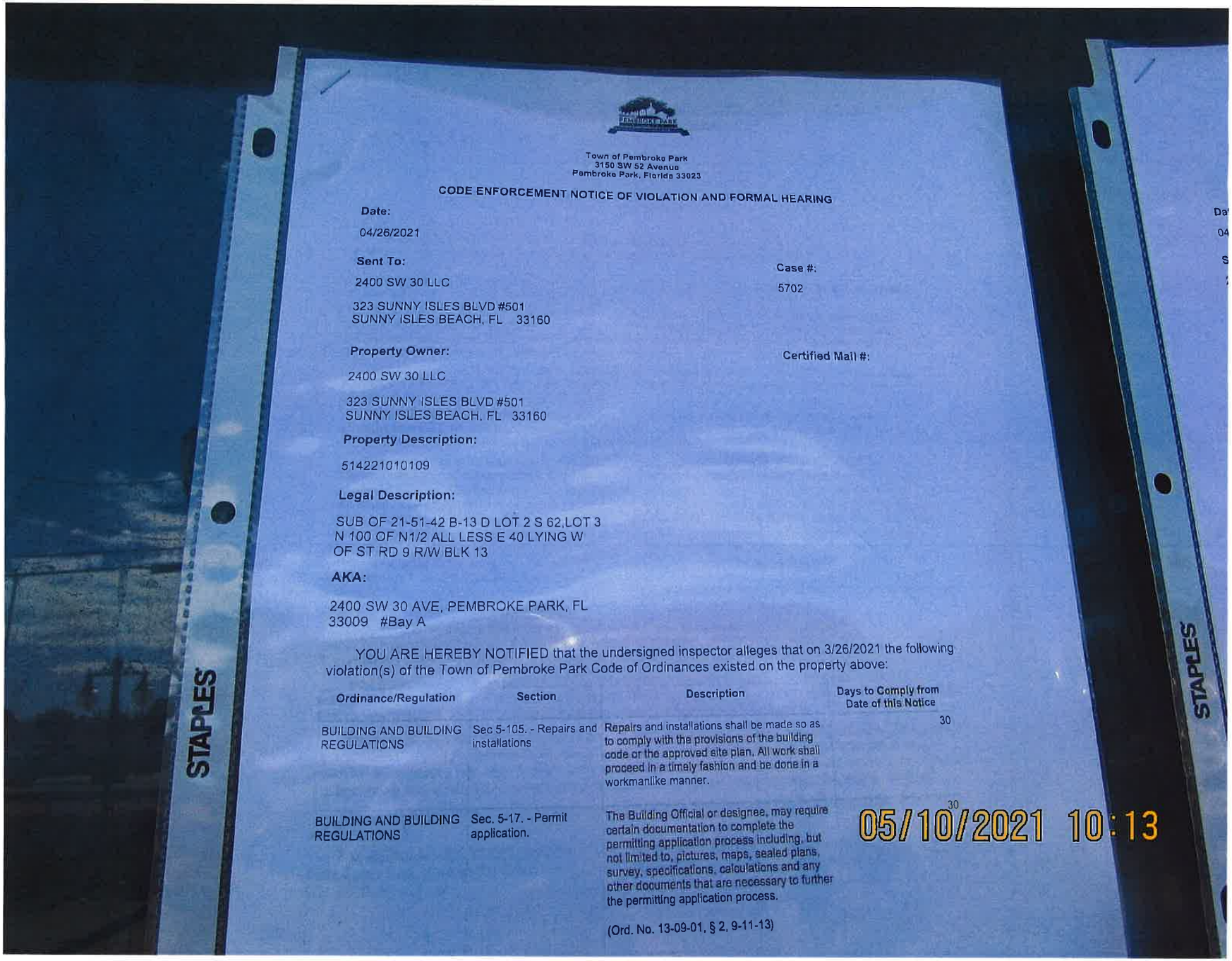
Sent To:	Case #:	Date:
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	5702	4/26/2021 12:00:00 AM

Property Owner:	Property Description:
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	514221010109

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A

Mailing Purposes Only

A
DELIVERIES
TO THE
BACK
05/10/2021 10:13



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5702

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62.LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay A

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

05/10/2021 10:13

A
DELIVERIES
TO THE
BACK
05/10/2021 10:13

A
05/10/2021 10:14

05/10/2021 10:14

05/10/2021 10:14

05/10/2021 10:15

FDC
05/10/2021 10:15

05/10/2021 10:15

C
05/10/2021 10:07

B
DELIVERIES
TO THE
BACK
05/10/2021 10:10

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	5702	03/26/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	514221010109	
Legal Description:	**AKA:**	
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

1. Portable storage pod installed in parking lot area. Remove storage pod from the property.
2. New rear door installed at Bay A. Obtain a permit with plans and inspections for the door.
3. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

2400
RECYCLE RIGHT
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
03/23/2021 15:38

03/23/2021 15:41

786-977-8TDT
2838
786-977-8TDT
2838
03/23/2021 15:15

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	5702	3/26/2021 12:00:00 AM

Property Owner:	Property Description:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	514221010109

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A

Mailing Purposes Only