AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING Meeting

9:00 AM - Wednesday, May 18, 2022
Council Chambers
3150 SW 52 AVENUE
PEMBROKE PARK, FL 33023

Page

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

6.1. **CASE 5397** - 2N INVESTMENT INC - 5551 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(c)(e)(f)(g)(i)(k)(l)(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** — 8 - 61
Case Overview 5397

6.2. **CASE 5506** - L A W HALLANDALE 30 LC - 2940 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay 5 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **FIRST OFFENSE** — 62 - 76
Case Overview 5506

6.3. **CASE 5508** - LAKESHORE MOBILE HOME PARK LLC/ MARIA LANDAVERDE AND JORGE SANABRIA - 108 DAVID DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a) EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME OR RECREATIONAL VEHICLE - **FIRST OFFENSE** — 77 - 97
Case Overview 5508

6.4. **CASE 5513** - PARK 31ST CORP - 1804A SW 31 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 9-99 DUTIES OF BUREA OFFICERS; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-23 - SEPARATE BUSINESS TAX RECEIPT FOR EACH LOCATION, FOR EACH BUSINESS ADVERTISED PUBLICLY; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** 98 - 125

Case Overview 5513

6.5. **CASE 5517** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 LOT#722/821- 812-911 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **FIRST OFFENSE** 126 - 145

Case Overview 5517

6.6. **CASE 5518** - LAKE VILLA ASSOCIATES LTD - 2300 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **FIRST OFFENSE** 146 - 163

Case Overview 5518

6.7. **CASE 5526** - MAURICE DOYON - 4854 SW 25 CT, PEMBROKE PARK, FL 33023 #31-2 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 164 - 187

Case Overview 5526

6.8. **CASE 5829** - VALUE STORE IT PEMBROKE PARK LLC - 2801 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS - **FIRST OFFENSE** 188 - 208

Case Overview 5829

6.9. **CASE 6594** - RACETRAC PETROLEUM INC C/O SILVER OAK ADVISORS - 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **FIRST OFFENSE** 209 - 229

Case Overview 6594

6.10. **CASE 6727** - HALLANDALE 4520 LLC - 4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(f)(h)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT; 15-17 - BUSINESS TAX RECEIPT; 15-176 - ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-177 - INITIAL CERTIFICATE OF USE;15-23 - SEPARATE VIOLATION FOR EACH BUISNESS TAX RECEIPT; 15-28 - DISPLAY; 21-19 - PROHIBITED SIGNS; 21-21 (7) TEMPORARY SIGNS; 21-23(a) PERMIT - **FIRST OFFENSE** 230 - 281

Case Overview 6727

6.11. **CASE 6886** - KENNETH &CHERYL A DASILVA REV TR DASILVA,KENNETH &CHERYL A TRSTEE - 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(e)(g)(h)(k)(l)(m)(n)(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 13-2 - STORAGE OF ABANDON PROPERTY IN THE OPEN PROHIBITED; 13-3 - DECLARATION OF NUISANCE; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 27-33 - LANDSCAPE MAINTENANCE - **FIRST OFFENSE** 282 - 323

Case Overview 6886

6.12. **CASE 6926** - RACETRAC PETROLEUM INC C/O SILVER OAK ADVISORS - 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **SECOND OFFENSE** 324 - 344

Case Overview 6926

6.13. **CASE 6941** - TRINITY BROADCASTING OF FL INC - 3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 21-19 - PROHIBITED SIGNS - **SECOND OFFENSE** 345 - 389

Case Overview 6941

6.14. **CASE 6944** - TRINITY BROADCASTING OF FL INC - 3200 PEMBROKE RD, PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 21-19 - PROHIBITED SIGNS - **SECOND OFFENSE** 390 - 433

Case Overview 6944

7. FORMAL HEARING - CODE OFFICER ERIK RICHWAGEN

7.1. **CASE 5911** -OMERIS BARZAGA - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT;12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE**

7.2. **CASE 6000** - HENK TAN REV TR TAN, HENK & HELEN TRS - 2211 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE**

7.3. **CASE 6666** - JOE REALTY HOME LLC - 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4 - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** 434 - 452

Case Overview 6666 JOE REALTY HOME LLC

7.4. **CASE 6801** - 3221 LLC - 3221 SW 56 AVE, PEMBROKE PARK, FL 33023 1-2 - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 5-103(h)(k)(l) - EXTERIOR MAINTENANCE - **FIRST OFFENSE**

7.5. **CASE 6810** - WILSON, MCNEILWILSON, ANGELA - 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2 - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 5-103(a)(c) - EXTERIOR MAINTENANCE - **FIRST OFFENSE** 453 - 469

Case Overview 6810 WILSON MCNEIL WILSON ANGELA

7.6. **CASE 6819** - PEMBROKE GARDENS LTD - 3701 SW 48 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(h)(k) - EXTERIOR MAINTENANCE - **FIRST OFFENSE**

7.7. **CASE 6822** - PEMBROKE PARK LAKES INC - 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146 - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** 470 - 487

Case Overview 6822 PEMBROKE PARK LAKES INC

7.8. **CASE 6892** - GREEN ACRES PEMBROKE MHC LLC - 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s)28-264. - RECREATIONAL VEHICLE SITE DIMENSIONS; 28-267. - DISTANCE BETWEEN STRUCTURES; 28-285 - ATTACHMENT OF STRUCTURES, ADDITIONS, APPURTENANCES TO RECREATIONAL VEHICLE PROHIBITED; 28-285.1. - SIZE RESTRICTIONS FOR PARKING ON RECREATIONAL VEHICLE LOT; 28-285.3. - MINIMUM SPACE BETWEEN VEHICLES; 28-285.4. - PERMANENT LOCATION APPLICATION AND FEE; 28-285.5. – TIE DOWN REQUIREMENTS FOR PERMANENT LOCATION STATUS VEHICLES- **FIRST OFFENSE** 488 - 521

Case Overview 6892 GREEN ACRES PEMBROKE MHC LLC

7.9. **CASE 6893** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s)28-264. - RECREATIONAL VEHICLE SITE DIMENSIONS; 28-267. - DISTANCE BETWEEN STRUCTURES; 28-285 - ATTACHMENT OF STRUCTURES, ADDITIONS, APPURTENANCES TO RECREATIONAL VEHICLE PROHIBITED; 28-285.1. - SIZE RESTRICTIONS FOR PARKING ON RECREATIONAL VEHICLE LOT; 28-285.3. - MINIMUM SPACE BETWEEN VEHICLES; 28-285.4. - PERMANENT LOCATION APPLICATION AND FEE; 28-285.5. – TIE DOWN REQUIREMENTS FOR PERMANENT LOCATION STATUS VEHICLES- **FIRST OFFENSE** 522 - 580

Case Overview 6893 HOLIDAY HALLANDALE MHC LLC

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

8.1. **CASE 6426** - GERALD ANDERSON - 1708 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHT OF WAY; 28-215 - RESTRICTED AREA OF USE - **THIRD OFFENSE** 581 - 593

Case Overview 6426

8.2. **CASE 6905** - GERALD ANDERSON - 1708 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-207 - GRAFFITI ENFORCEMENT; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-42 - RESPONSIBILITY OF PROPERTY OWNERS; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHT OF WAY; 28-215 - RESTRICTED AREA OF USE - **FOURTH OFFENSE** 594 - 609

Case Overview 6905

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

9.1. **CASE 5337** - MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC - 2570 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** 610 - 634

Case Overview 5337

9.2. **CASE 5436** - MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC - 2570 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS - **FIRST OFFENSE** 635 - 660

Case Overview 5436

9.3. **CASE 5485** - PARK LAKE INC. - 426 MARINE DR PEMBROKE PARK, FL 33009/3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 661 - 681

Case Overview 5485

9.4. **CASE 6565** - JUNHALLA LLC /ALL-WAYS TOWING & STORAGE INC. - 2550 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(e)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-215 - RESTRITED AREA OF USE - **FIRST OFFENSE** 682 - 701

Case Overview 6565

9.5. **CASE 6874** - MEDINA LAND HOLDINGS 12 LLC - 2570 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 12-48 - OUTDOOR STORAGE PROHIBITED; 28-333 - INDUSTRIAL ZONED AREAS - **SECOND OFFENSE** 702 - 718

Case Overview 6874

9.6. **CASE 6489** - MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC - 2570 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 12-48 - OUTDOOR STORAGE PROHIBITED; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE OF USE; 15-180 - SANCTIONS FOR VIOLATION OR NONCOMPLIANCE; 15-25 - SEPARATE VIOLATION FOR EACH DAY OF BUSINESS WITHOUT BUSINESS TAX RECEIPT; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY - **SECOND OFFENSE** 719 - 734

Case Overview 6489

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

10.1. **CASE 5641** - BARBARA MILLER - 5439 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION - **FIRST OFFENSE** 735 - 748

Case Overview 5641

10.2. **CASE 5549** - V & A MIAMI LLC/ANOINTS BODY OF CHRIST - 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** 749 - 757

Case Overview 5549

11. ADJOURNMENT

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

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

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

Case Overview

Property/Incident Information

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

Legal Description

Case Status Open **Case #** 5397 **Date Next Inspection** 5/18/2022

Notes

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/20/2020		Notice of Violation	Regular Mail
3/24/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/4/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 5/18/2022
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: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 5/18/2022



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2N INVESTMENT INC / MOHAMED M HASSAN

Street and Apt. No
N.O.H #5397

City, State, ZIP+4
10703 NW 48 ST,
CORAL SPRINGS, FL, 33076

PS Form 3800, A

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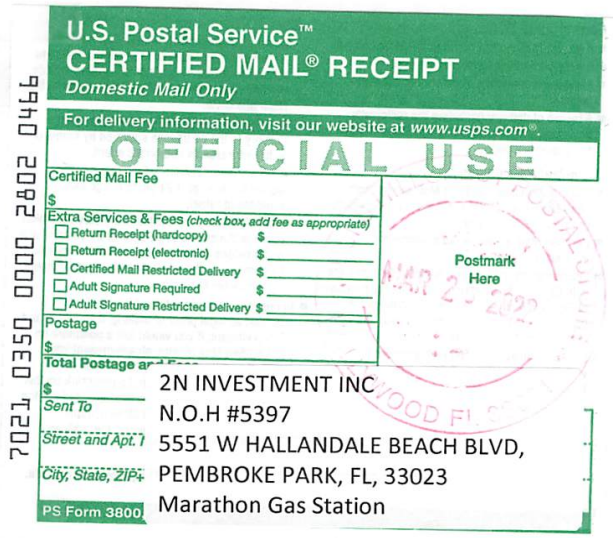
7021 0350 0000 2802 0459



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2N INVESTMENT INC

Street and Apt. 7
N.O.H #5397
5551 W HALLANDALE BEACH BLVD,

City, State, ZIP+
PEMBROKE PARK, FL, 33023
Marathon Gas Station

PS Form 3800,

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MAR 2 - 2022

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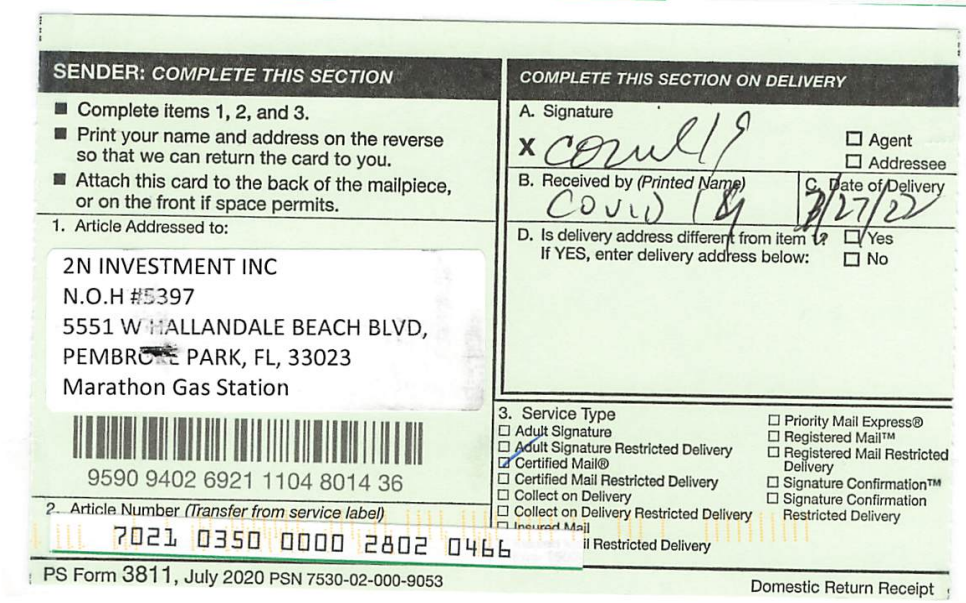


SENDER: COMPLETE THIS SECTION

- 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:

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

9590 9402 6921 1104 8014 36

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
3/27/22

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

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

il Restricted Delivery

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

Domestic Return Receipt

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

Hasler
10/20/2020
US POSTAGE $0
01

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

Case #:
5397

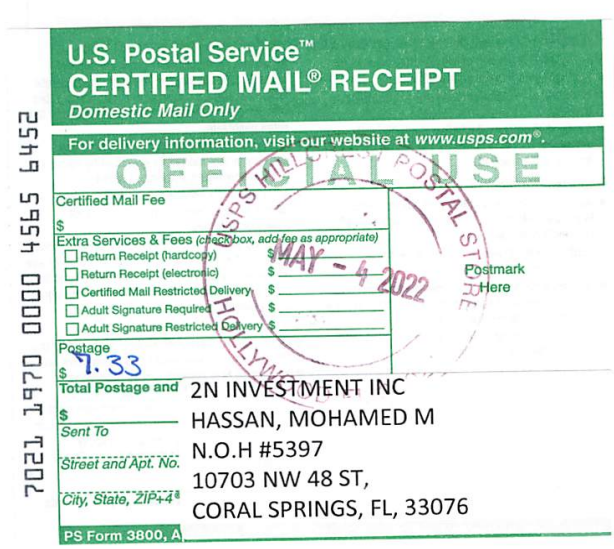
Property Owner:

Property Des

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

Hasler
10/20/2020
US POSTAGE $0
01

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



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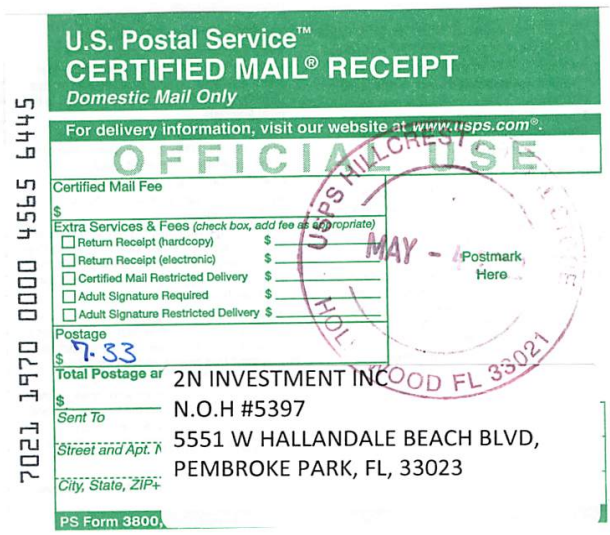
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and
$
Sent To
2N INVESTMENT INC
Street and Apt. No.
HASSAN, MOHAMED M
N.O.H #5397
City, State, ZIP+4®
10703 NW 48 ST,
CORAL SPRINGS, FL, 33076
PS Form 3800, A
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
MAY - 4 2022
Postmark Here
7021 1970 0000 4565 6452



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage ar
$
Sent To
2N INVESTMENT INC
Street and Apt. N
N.O.H #5397
City, State, ZIP+
5551 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023
PS Form 3800,
USPS HILLCREST
HOL
OOD FL 33021
MAY -
Postmark Here
7021 1970 0000 4565 6445

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

Detail by Entity Name

Florida Profit Corporation
2N INVESTMENT, INC.

Filing Information

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

Principal Address

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

Changed: 04/14/2006

Mailing Address

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

Registered Agent Name & Address

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

Name Changed: 03/10/2007

Address Changed: 03/10/2007

Officer/Director Detail

Name & Address

Title DPST

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

Title VP

Akther, Shirin

10703 NW 48 Street
Coral Springs, FL 33076

Annual Reports

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

Document Images

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$740,560	$680,380	$1,420,940	$1,420,940	
2021	$740,560	$680,380	$1,420,940	$1,420,940	$30,556.75
2020	$712,700	$680,380	$1,393,080	$1,393,080	$30,065.18

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,420,940	$1,420,940	$1,420,940	$1,420,940
Portability	0	0	0	0
Assessed/SOH	$1,420,940	$1,420,940	$1,420,940	$1,420,940
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,420,940	$1,420,940	$1,420,940	$1,420,940

Sales History

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

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
2N INVESTMENT INC	CASE NO. 5397
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 5551 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5551 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 2N INVESTMENT INC AT 9:51 A.M. ON THE 6 DAY OF MAY 2022.

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

TYPE OF SERVICE

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

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

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

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

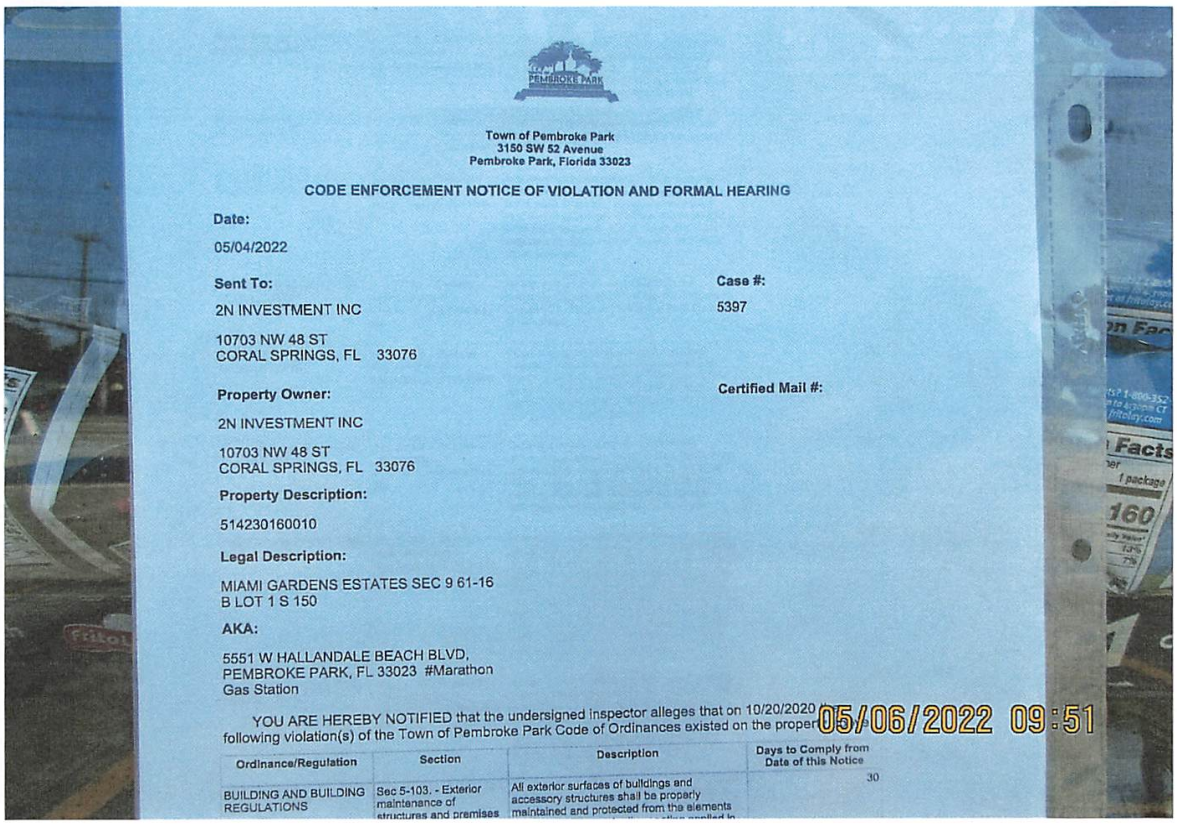
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/04/2022

Sent To:

2N INVESTMENT INC

10703 NW 48 ST
CORAL SPRINGS, FL 33076

Case #:

5397

Property Owner:

2N INVESTMENT INC

10703 NW 48 ST
CORAL SPRINGS, FL 33076

Certified Mail #:

Property Description:

514230160010

Legal Description:

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

AKA:

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

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

05/06/2022 09:51

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	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements	30



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/04/2022

Sent To:

2N INVESTMENT INC

10703 NW 48 ST
CORAL SPRINGS, FL 33076

Case #:

5397

Property Owner:

2N INVESTMENT INC

10703 NW 48 ST
CORAL SPRINGS, FL 33076

Certified Mail #:

Property Description:

514230160010

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

AKA:

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

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

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

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

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

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

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

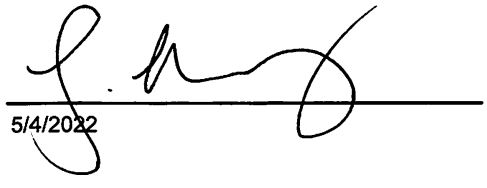
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



5/4/2022

Joseline Ramirez

From:	Joseline Ramirez
Sent:	Thursday, October 15, 2020 11:51 AM
To:	mkrollandsb@yahoo.com
Subject:	Courtesy Notice - Marathon Gas Station - 5551 W Hallandale Beach Blvd
Attachments:	Marathon Gas Sation.pdf

Good morning Mr. Shlomo Ben,

I hope to find you well. Back in February 2020 the Code Enforcement Dept. did a Town Assessment and your property has a few issues that requires correction according to the Town Ordinance. The following is a list of items that need to be addressed:

1. Prohibited signs Chapter 21-19 (Illuminated signs, only "open" illuminated sign allowed, only 25% of each window can be covered with signs).
2. Exterior maintenance of walls required (pressure wash and paint). Chapter 5-103.
3. Exterior maintenance of common areas required (pressure wash, painting of parking stubs). Chapter 5-103.
4. Exterior maintenance of wooden fence (pressure wash). Chapter 5-103.
5. Exterior maintenance of damaged chain-link fence (repair or replace with permits) Chapter 5-103. Chapter 5-105
6. Exterior maintenance of damaged curbs (repair). Chapter 5-103.
7. Overgrown weeds and vine inside lift station. Trim weeds and remove vines from fence. Chapter 5-103.
8. Trash and debris on swale areas and property (remove trash and debris). Chapter 5-103.

If necessary, we can schedule a time and date to do a walk through of the property or you may call me to schedule a re-inspection when the items are corrected. As mentioned this assessment was done back in February 2020, I have passed by the property and some issues still exist. I have attached some pictures for your review. I will do a re-inspection in 10 days to confirm that some of the items have been corrected. If at least 5 items are corrected, for example, the removal of trash, debris, vines, overgrown weeds and prohibited signs. Then I will consider giving more time for the remainder of the items to be complied before issuing a Notice of Violation. Your cooperation and assistance is appreciated in resolving this matter. I hope to hear from you soon.

Regards,

Joseline Ramirez
Code Enforcement Officer
P: (954) 966-4600 ext. 215 • F: (954) 966-5186 / 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

Joseline Ramirez

From: Joseline Ramirez
Sent: Monday, April 11, 2022 4:01 PM
To: Mohamed M Hassan
Cc: Darryl Cholet
Subject: RE: Case No. 5397

Good afternoon Mr. Hassan,

I am in receipt of your email and I will postponing Case 5397 until 5/18/22 hearing.

Joseline Ramirez
Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: Facebook / www.townofpembrokepark.com

-----Original Message-----
From: Mohamed M Hassan <hassanmm3@gmail.com>
Sent: Monday, April 11, 2022 1:47 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Cc: Darryl Cholet <conwayinc2@gmail.com>
Subject: Case No. 5397

Dear Joseline Ramirez,

Reference to subject case number
we have corrected the followings;

1. Pressure wash
2. Chain link
3. Cleaning the pump station
4. Taken down the Lotto window sign

As discussed with you, It is very hard
to find contractors to demolish & clean
the wooden fence & Tree trimming.
To demolish the wooden fence the permit
process needs time, I am not sure if I can finish it by 04/18/2022.

I therefore requesting you to extend the time for 30 days from 04/18/2022 to complete the work.

Your cooperation is highly appreciated.

Thank you,

Mohamed Masud Hassan

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

2N INVESTMENT INC CASE NO. 5397

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5551 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5551 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 2N INVESTMENT INC AT 10:21 A.M. ON THE 5 DAY OF APRIL 2022.

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

TYPE OF SERVICE

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

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

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

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

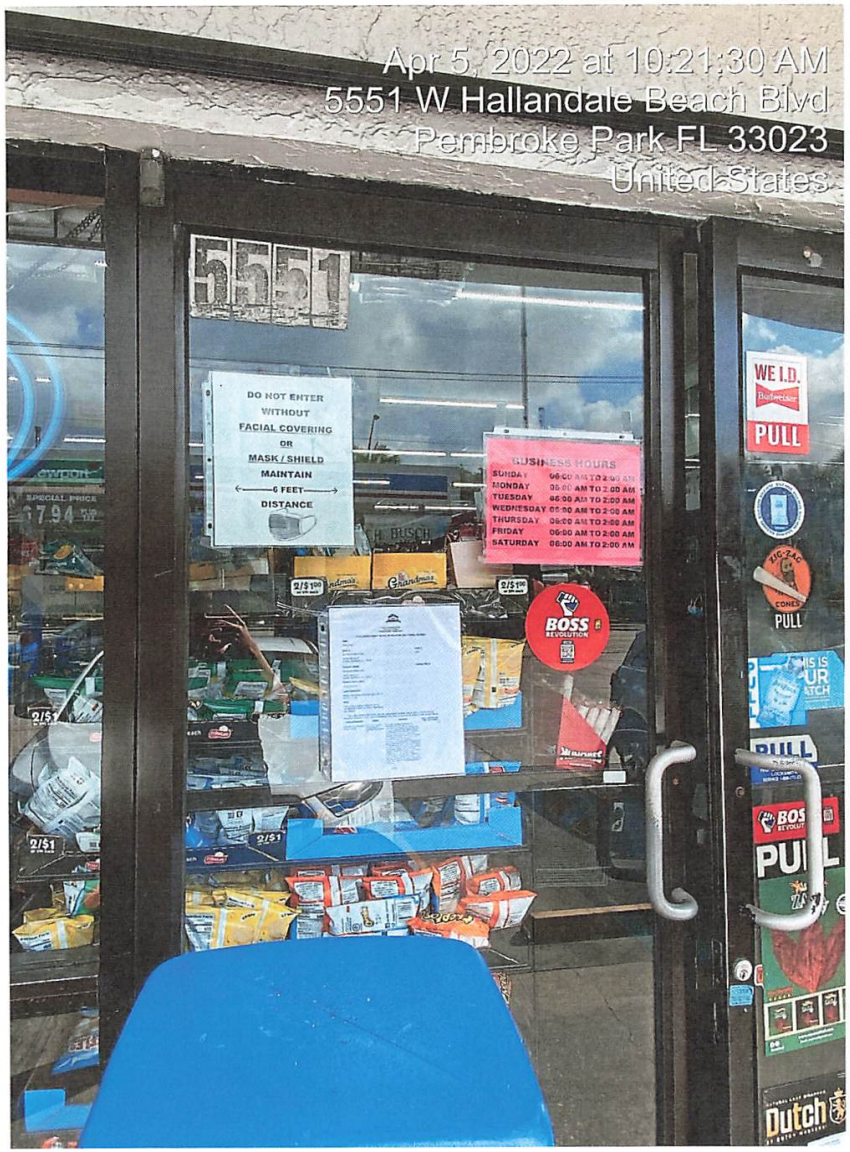
_____
AFFIANT

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

_____
Signature

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

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.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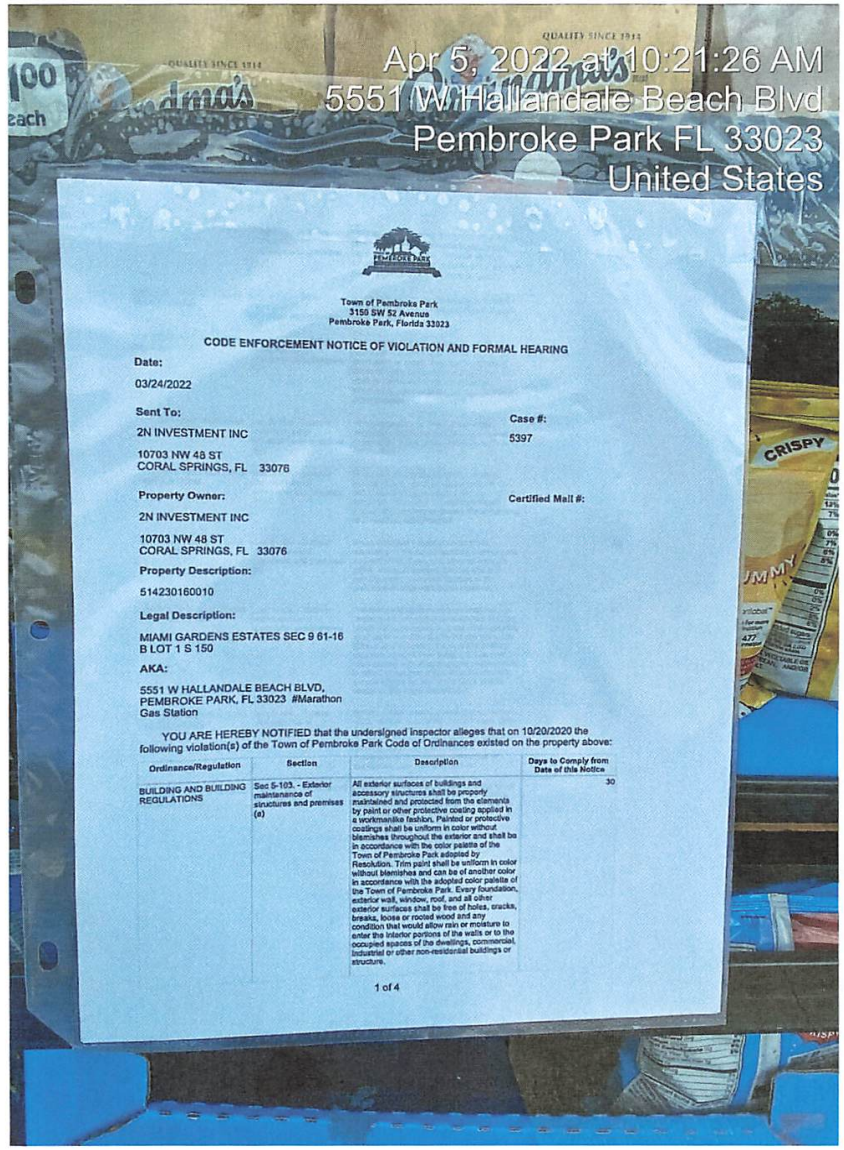
Pembroke Park FL 33023
United States
5551
DO NOT ENTER
WITHOUT
FACIAL COVERING
OR
MASK / SHIELD
MAINTAIN
6 FEET
DISTANCE
BUSINESS HOURS
SUNDAY 06:00 AM TO 2:00 AM
MONDAY 06:00 AM TO 2:00 AM
TUESDAY 06:00 AM TO 2:00 AM
WEDNESDAY 06:00 AM TO 2:00 AM
THURSDAY 06:00 AM TO 2:00 AM
FRIDAY 06:00 AM TO 2:00 AM
SATURDAY 06:00 AM TO 2:00 AM
WE I.D.
PULL
BOSS
Dutch


Apr 5, 2022 at 10:21:26 AM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/24/2022
Sent To:
2N INVESTMENT INC
10703 NW 48 ST
CORAL SPRINGS, FL 33076
Case #:
5397
Property Owner:
2N INVESTMENT INC
10703 NW 48 ST
CORAL SPRINGS, FL 33076
Certified Mail #:
Property Description:
514230160010
Legal Description:
MIAMI GARDENS ESTATES SEC 9 61-16
B LOT 1 S 150
AKA:
5551 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #Marathon
Gas Station
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103. - Exterior maintenance of structures and premises (a)
All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rotted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.
30
1 of 4

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/24/2022

Sent To:

2N INVESTMENT INC

10703 NW 48 ST
CORAL SPRINGS, FL 33076

Case #:

5397

Property Owner:

2N INVESTMENT INC

10703 NW 48 ST
CORAL SPRINGS, FL 33076

Certified Mail #:

Property Description:

514230160010

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B LOT 1 S 150

AKA:

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

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

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

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

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of April, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

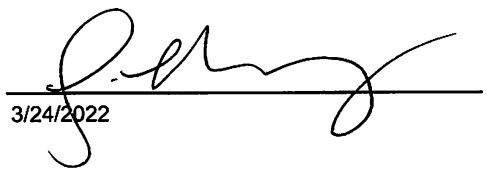
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



3/24/2022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Pembroke Park FL 33023
United States
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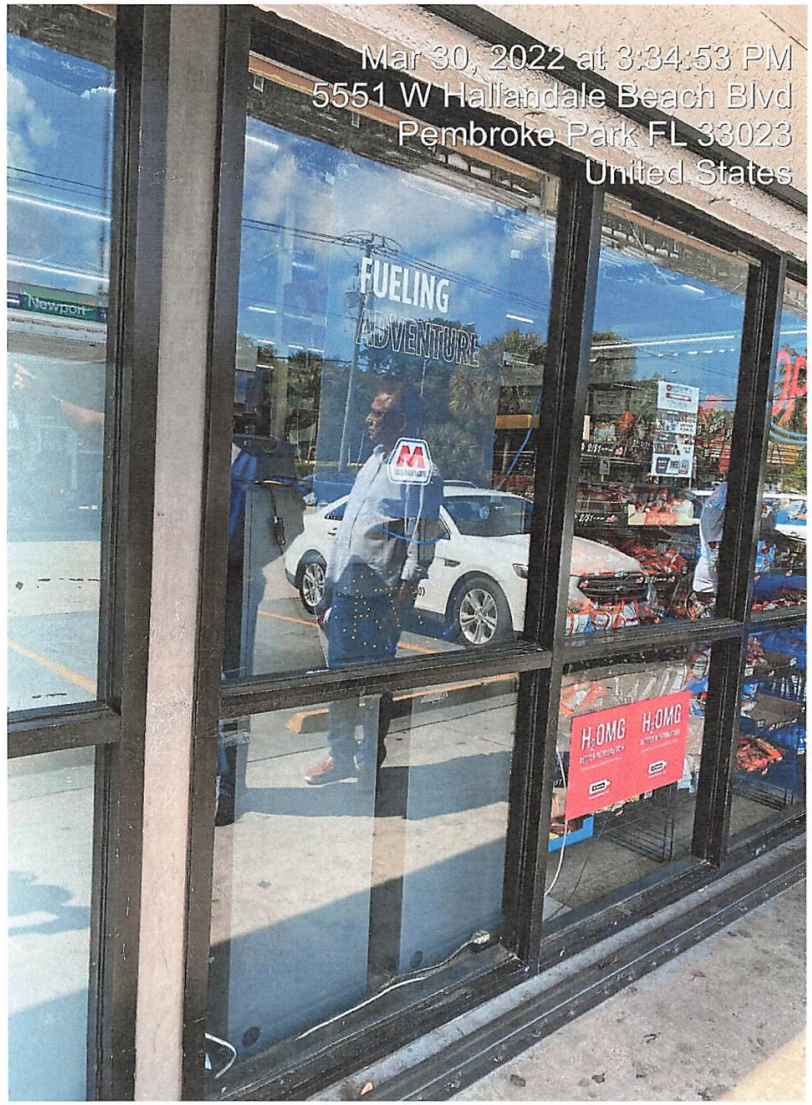
XTRA
MILLION
POWERBALL
MILLION
MEGA MILLIONS
MILLION
POWER BALL
Lottery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United States
FUELING
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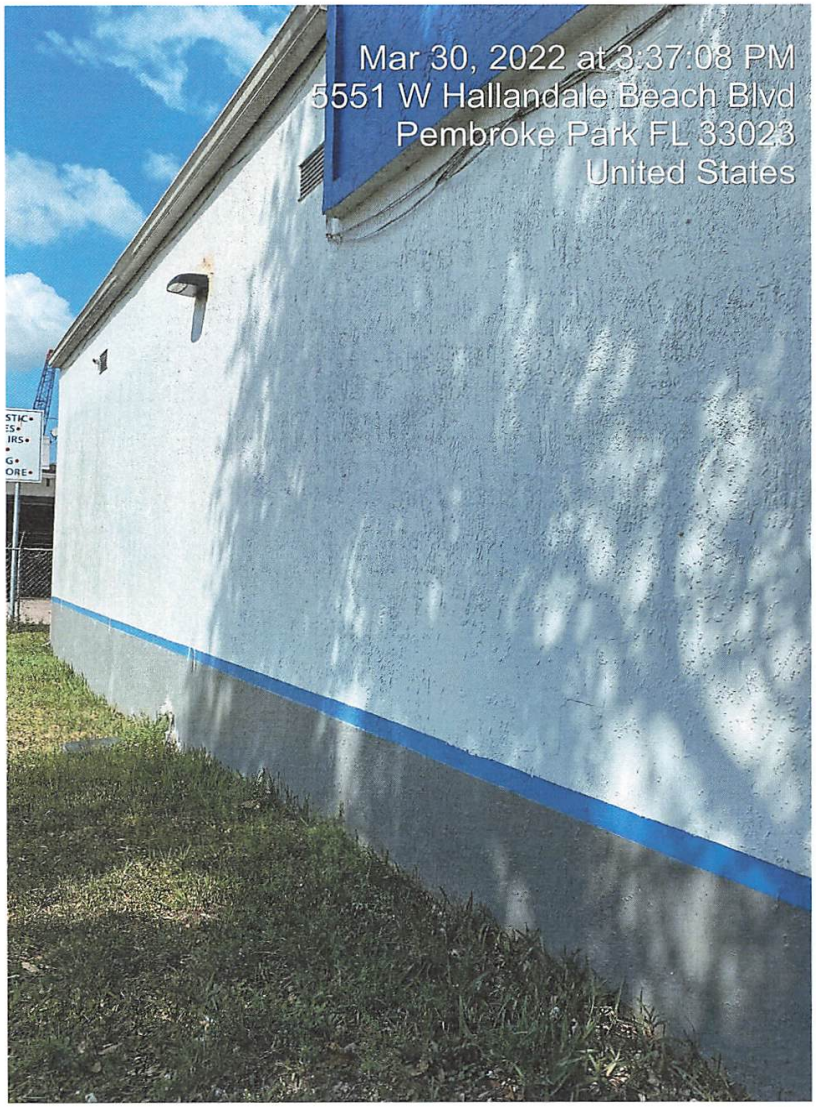
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Pembroke Park FL 33023
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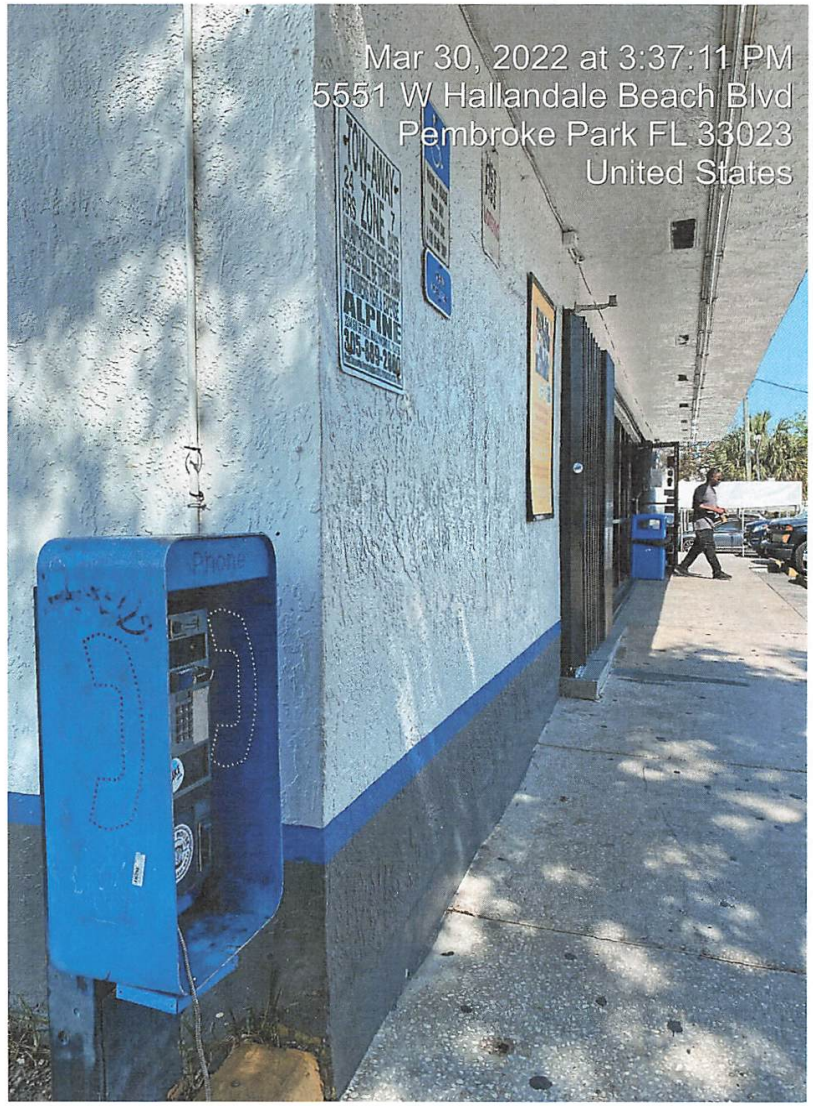
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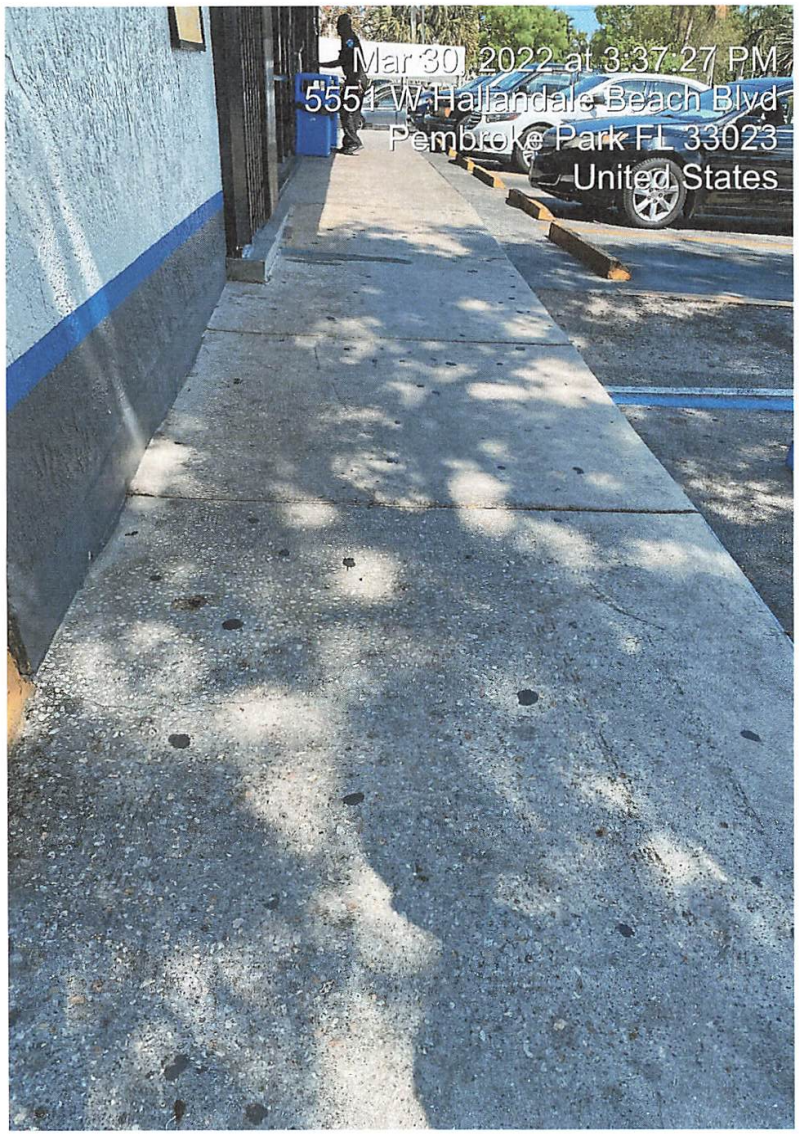
Pembroke Park FL 33023
United States
ALPINE
Phone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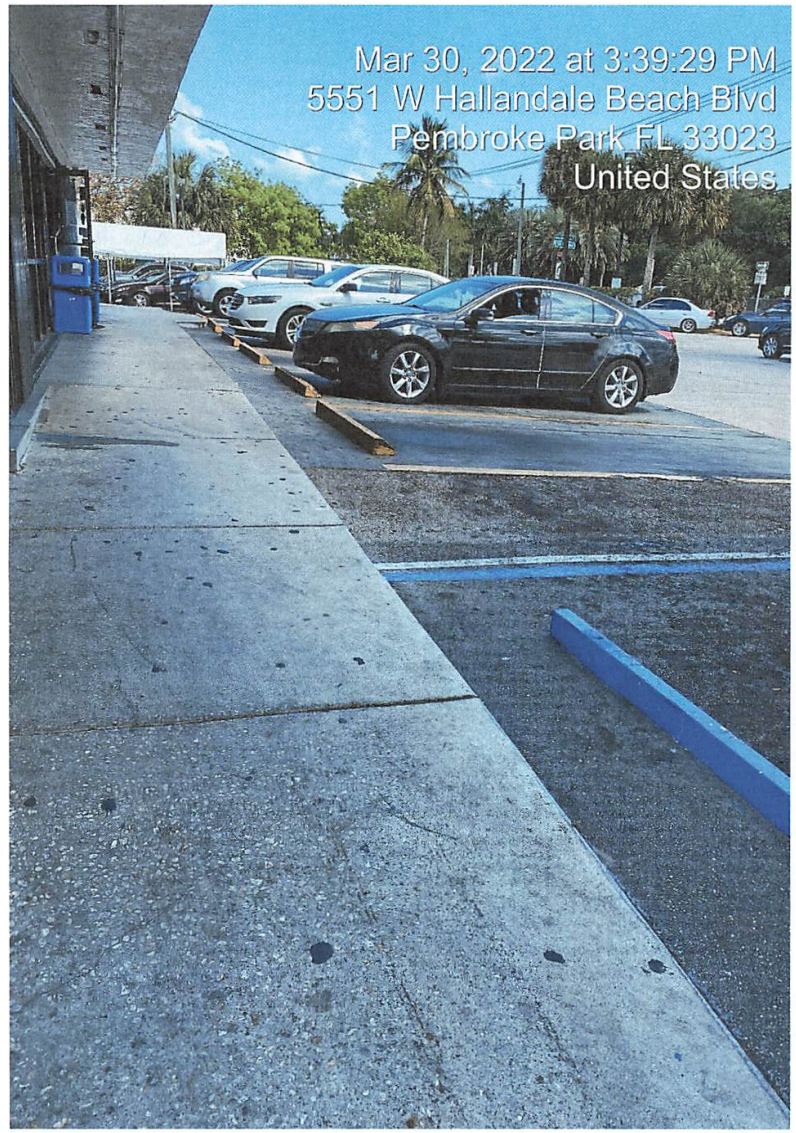
Pembroke Park FL 33023
United States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Pembroke Park FL 33023
United States


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Pembroke Park FL 33023
United States


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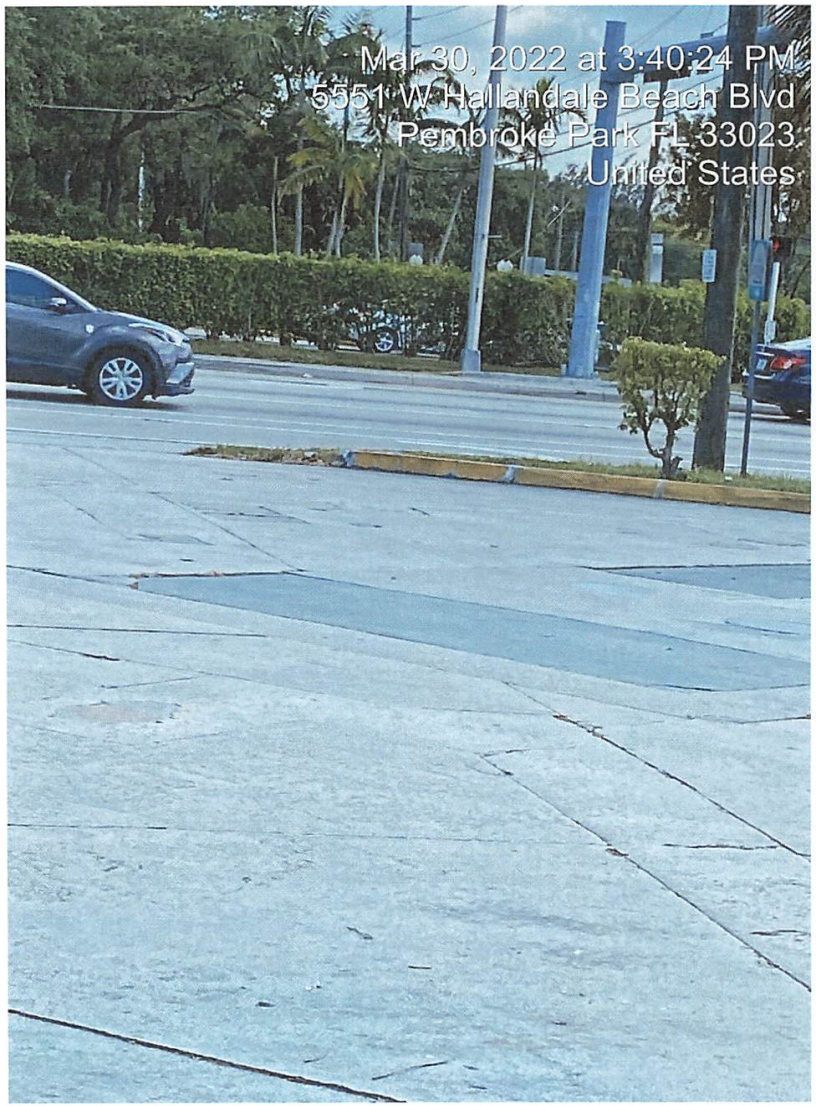
United States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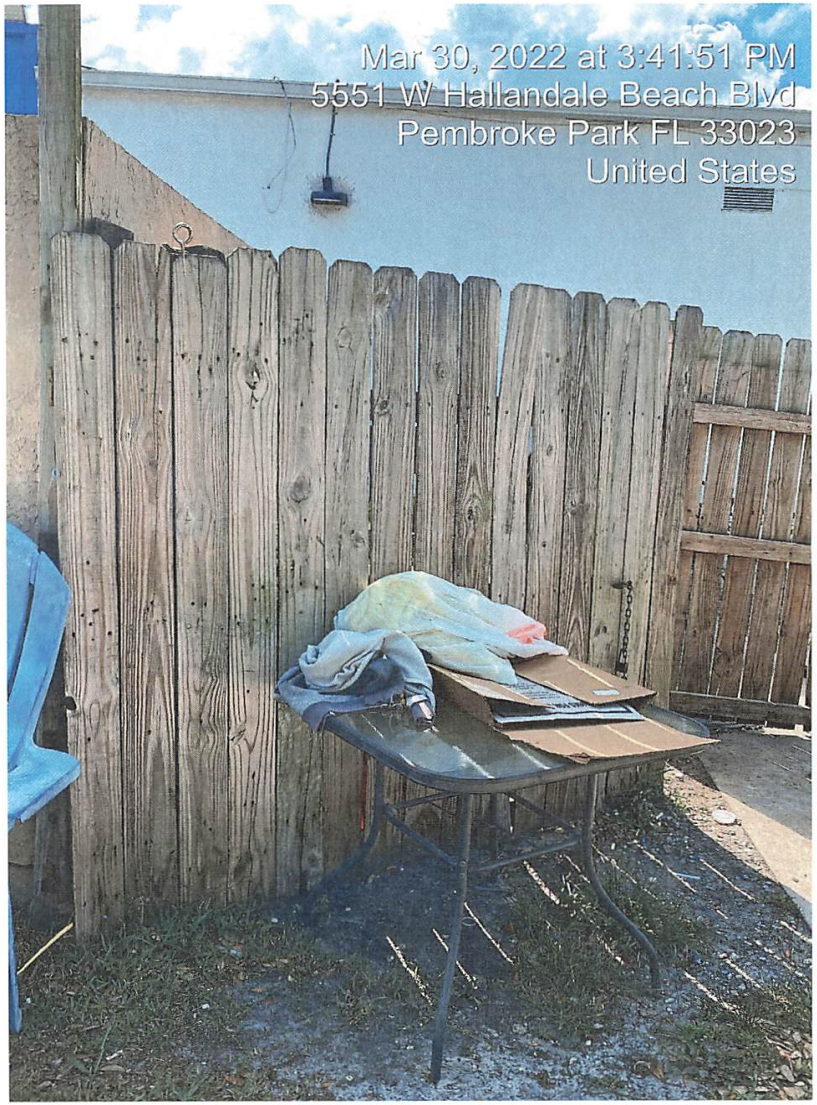
United States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United States


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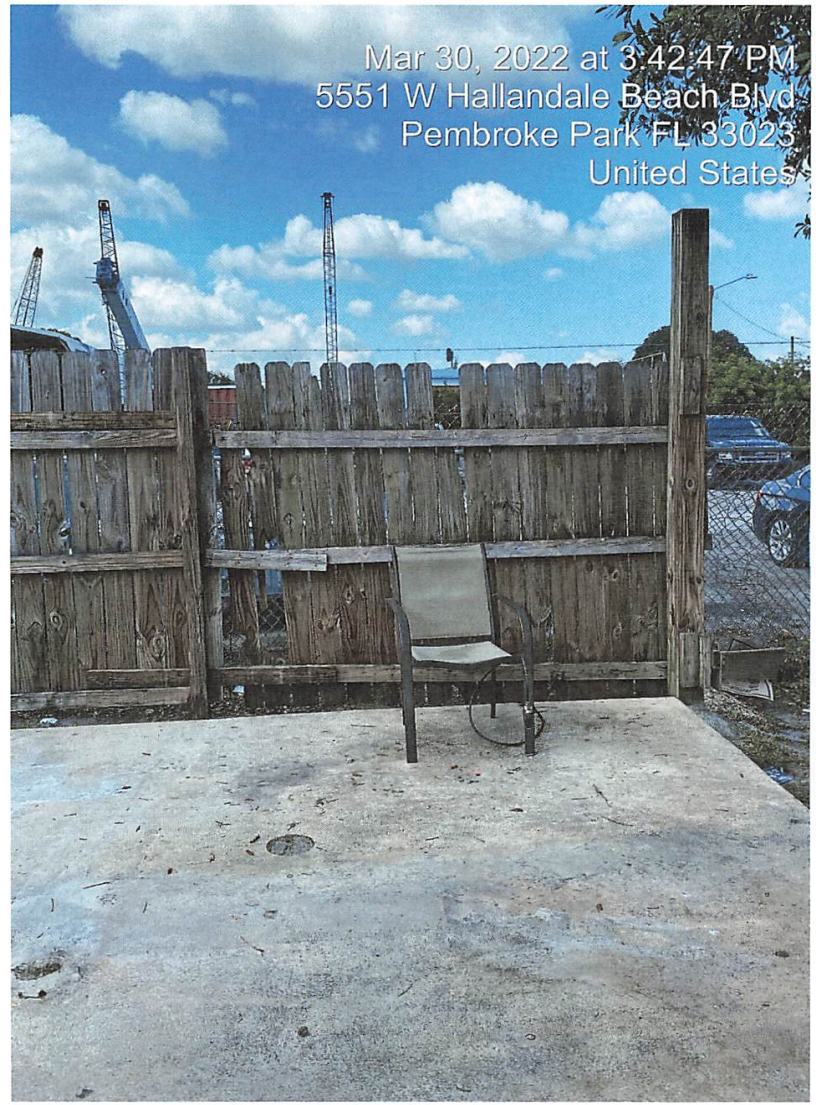
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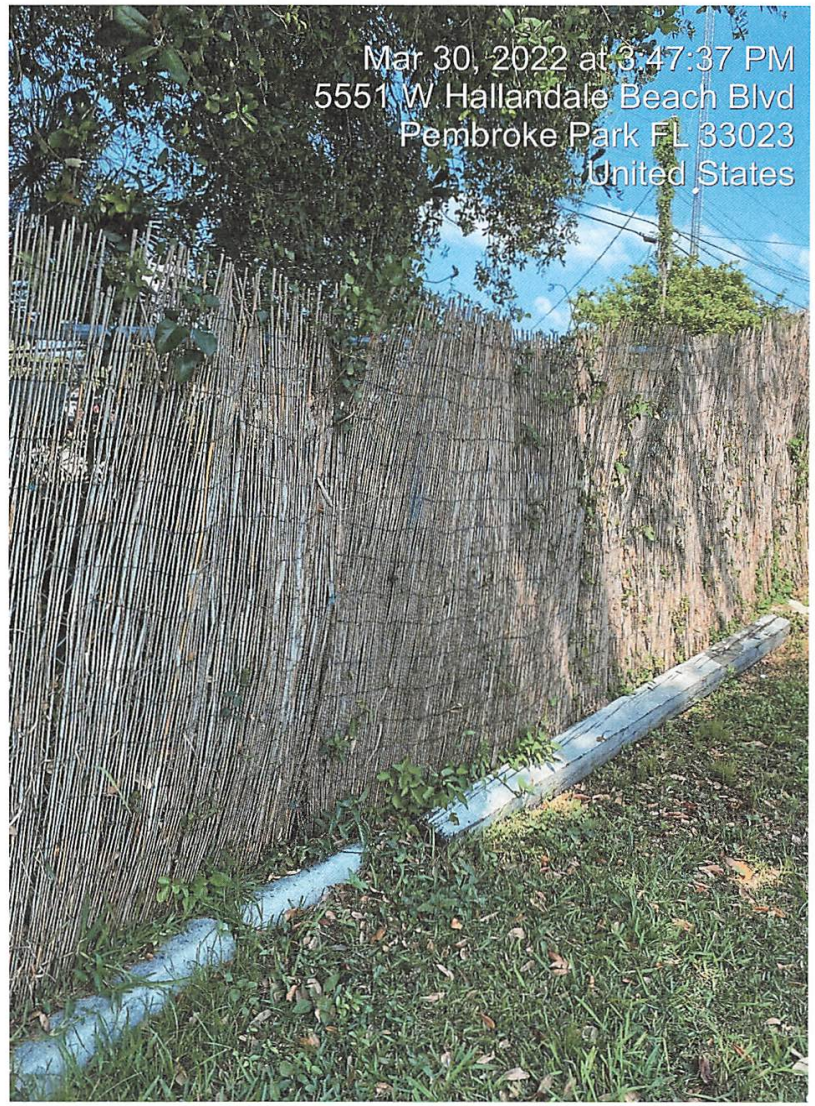
Pembroke Park FL 33023
United States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Pembroke Park FL 33023
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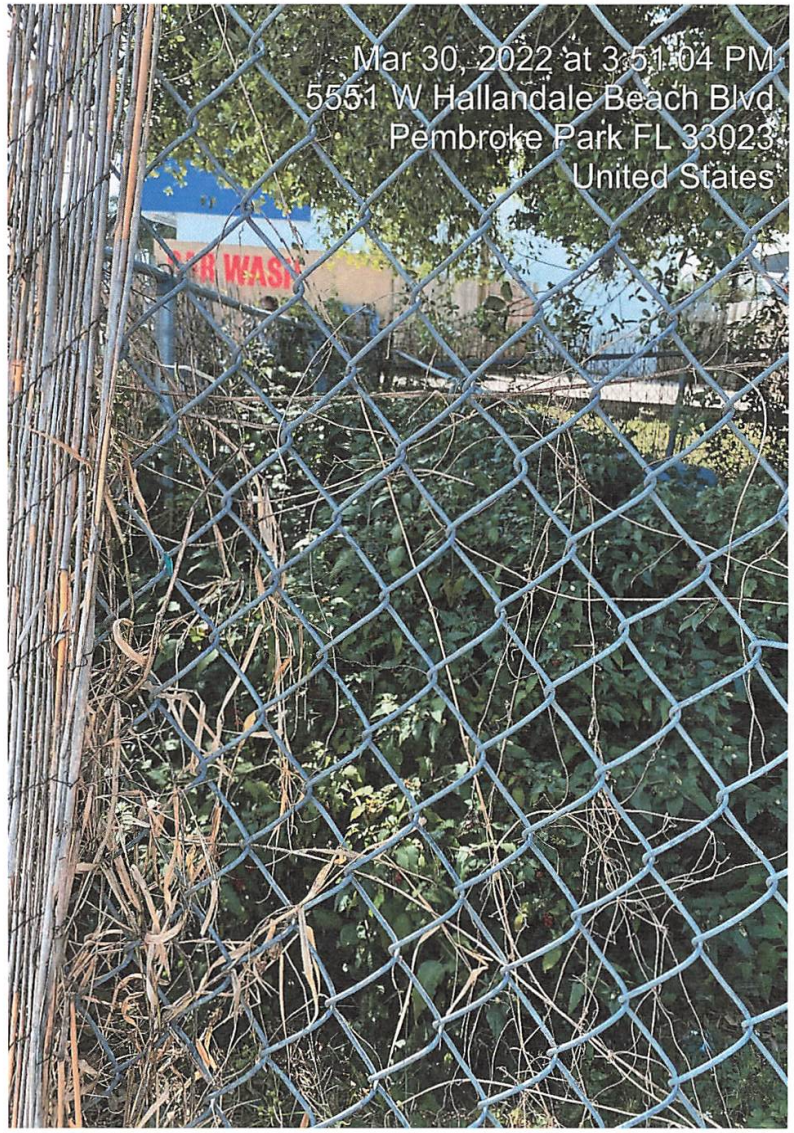
Pembroke Park FL 33023
United States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Pembroke Park FL 33023
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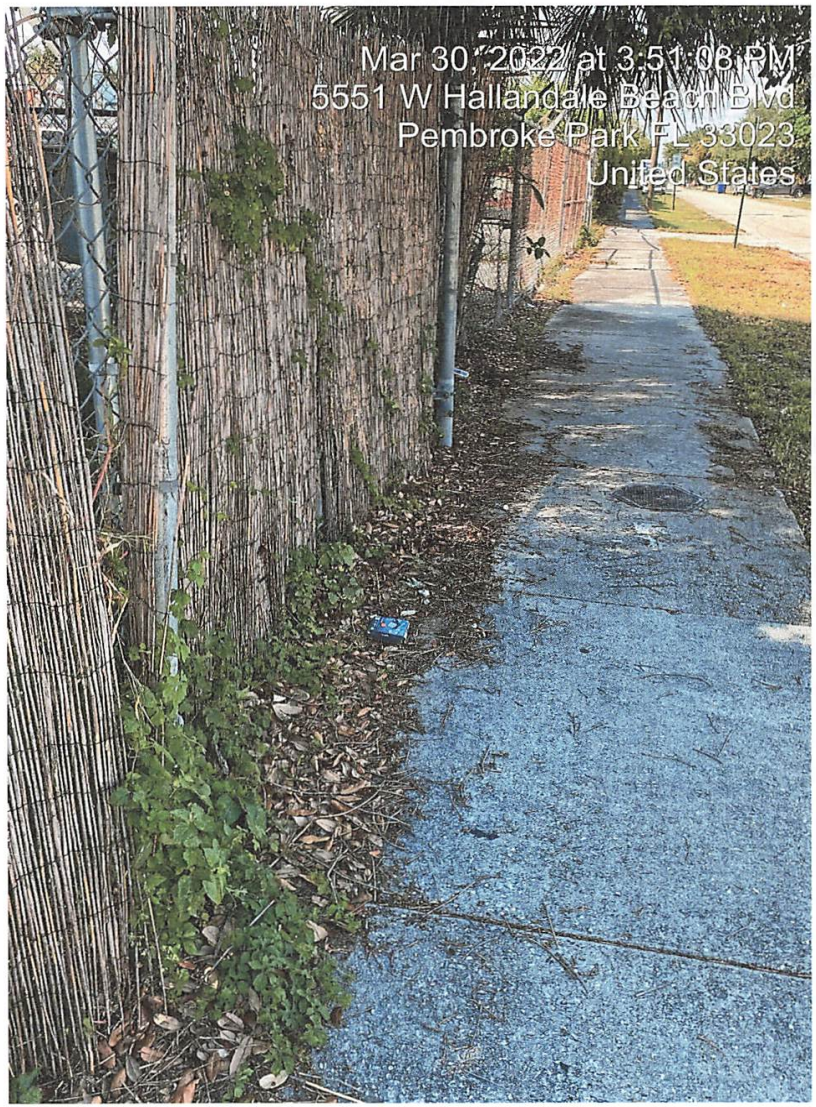
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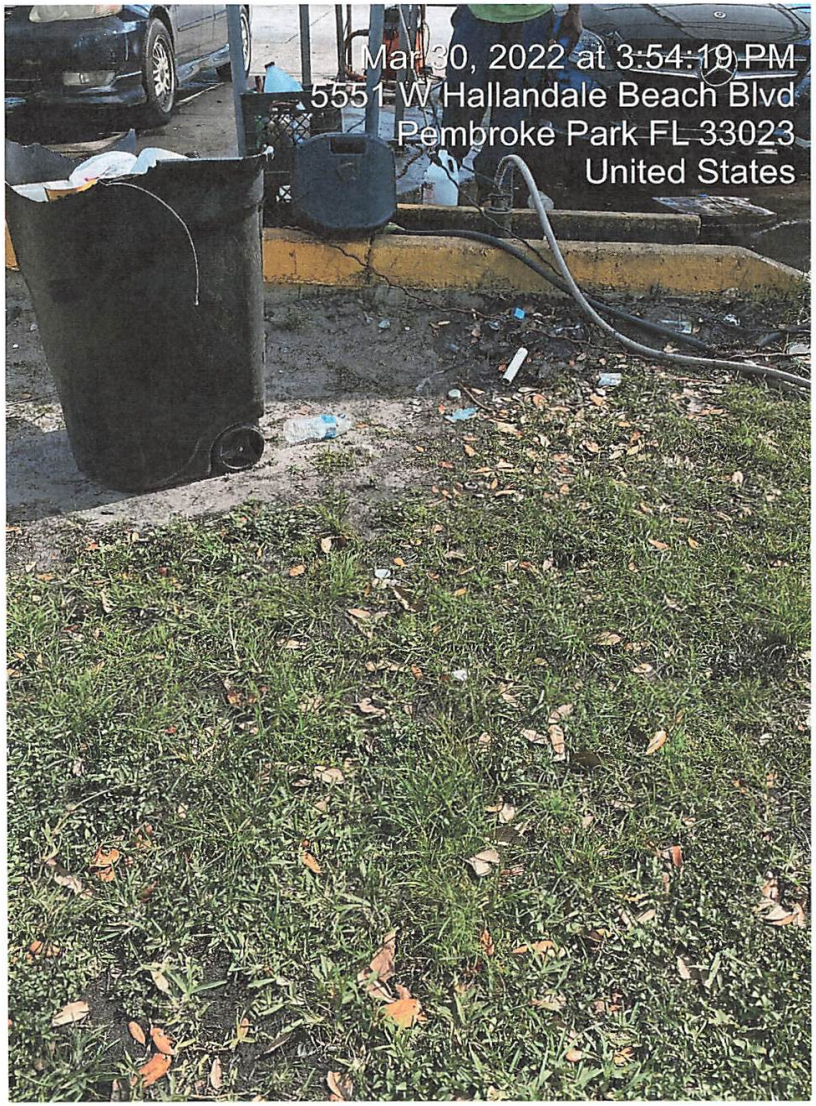
Pembroke Park FL 33023
United States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Pembroke Park FL 33023
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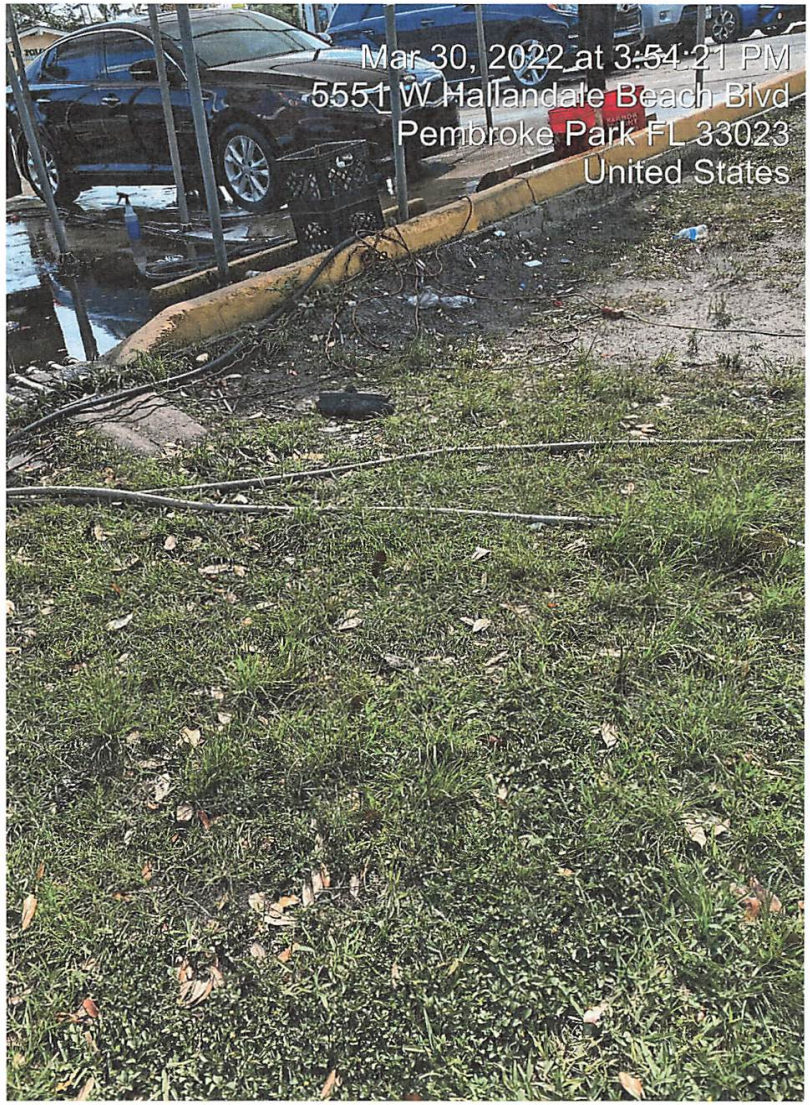
Mar 30, 2022 at 3:54:21 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

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

CODE ENFORCEMENT NOTICE OF VIOLATION

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

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

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

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

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

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

Joseline Ramirez
Code Enforcement Officer



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

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



Repair of broken or damaged curbs. Paint.


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


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


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


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


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


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


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


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



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


02/06/2020 00:30


02/06/2020 00:30


02/06/2020 00:30


02/06/2020 00:30


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


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


5551
DO NOT ENTER
WITHOUT
FACIAL COVERING
OR
MASK / SHIELD
MAINTAIN
6 FEET
DISTANCE
BUSINESS HOURS
WE I.D.
PULL
BOSS
05/06/2022 09:51


FUELING
OPEN
5551
05/06/2022 09:52


05/06/2022 09:52


05/06/2022 09:52


05/06/2022 09:53


05/06/2022 09:53


05/06/2022 09:53


05/06/2022 09:53


05/06/2022 09:54


05/06/2022 09:54


Tropic Fence
493-6434
05/06/2022 09:54


05/06/2022 09:55


CAR WASH
05/06/2022 09:55

Case Overview

Property/Incident Information

Owner	Address	Site Address
L A W HALLANDALE 30 LC/Bath & Design	5759 BROOKFIELD CIR E FORT LAUDERDALE, FL 33312	2940 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay 5

Legal Description

Case Status Open **Case #** 5506 **Date Next Inspection** 5/18/2022

Notes 1. "Forever Signs" contractors rewired existing sign with new led lights without a permit. Obtain plans, permit and inspections.
2. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/8/2021		Notice of Violation	Regular Mail
5/3/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
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[OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5506

Hasler FIRST-CLASS MAIL
01/08/2021
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

L A W HALLANDALE 30 LC/Bath & Design

5759 BROOKFIELD CIR E
FORT LAUDERDALE, FL 33312

Case #:

5506

[OF PEMBROKE PARK

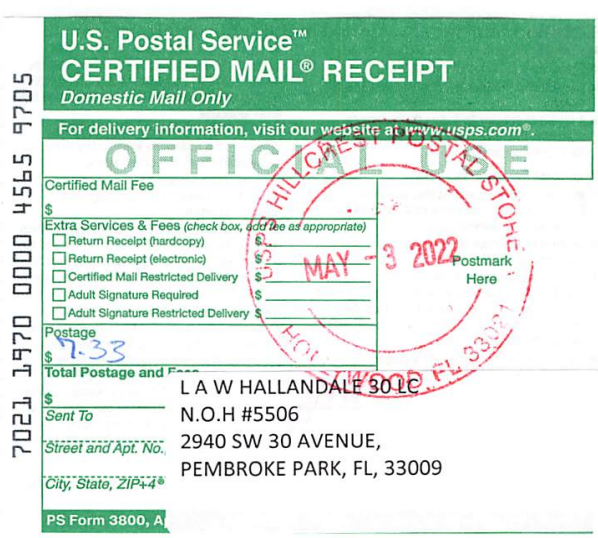
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5506

Hasler FIRST-CLASS MAIL
01/08/2021
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Bath & Design
2940 SW 30 Ave, Bay 5
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
$ 7.33

Total Postage and Fees
$

Sent To
L A W HALLANDALE 30 LC
N.O.H #5506

Street and Apt. No.
2940 SW 30 AVENUE,

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

PS Form 3800, A

7021 1970 0000 4565 9705

HILLCREST POSTAL STORE
MAY - 3 2022
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)
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Postage
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Sent To
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City, State, ZIP+4®
FORT LAUDERDALE, FL, 33312

PS Form 3800, A

7021 1970 0000 4565 9712

HILLCREST POSTAL STORE
MAY - 3 2022
Postmark Here



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2940 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	L A W HALLANDALE 30 LC
Mailing Address	5759 BROOKFIELD CIR E FORT LAUDERDALE FL 33312-6257

ID #	5142 28 00 0170
Millage	0613
Use	48-09

Abbr Legal Description	28-51-42 SW1/4 OF SW1/4 OF NW1/4 W OF ST RD 9 DESC AS BEG SW COR OF SW1/4 OF SW1/4 OF NW1/4,N 100 TO POB,CONT N 200,E 142.60,SLY PAR WITH & 26 W OF W R/W/L OF ST RD 9 AN ARC DIST OF 201.12, W 121.48 TO POB

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$240,030	$1,441,150	$1,681,180	$1,642,550	
2021	$240,030	$1,441,150	$1,681,180	$1,493,230	$33,325.86
2020	$240,030	$1,117,460	$1,357,490	$1,357,490	$29,297.07

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,681,180	$1,681,180	$1,681,180	$1,681,180
Portability	0	0	0	0
Assessed/SOH	$1,642,550	$1,681,180	$1,642,550	$1,642,550
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	$1,642,550	$1,681,180	$1,642,550	$1,642,550

Sales History

Date	Type	Price	Book/Page or CIN
7/11/1995	DR*	$100	24030 / 272
7/11/1995	WD*	$622,600	23787 / 710
10/16/1991	QC*	$117	20009 / 533

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	26,670	SF
Adj. Bldg. S.F. (Card, Sketch)		16500
Eff./Act. Year Built: 1973/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

L A W HALLANDALE 30 LC CASE NO. 5506
BATH & DESIGN

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2940 SW 30 AVENUE BAY #5, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2940 SW 30 AVENUE BAY #5, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: L A W HALLANDALE 30 LC / BATH & DESIGN AT 11:57 A.M. ON THE 6 DAY OF MAY 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

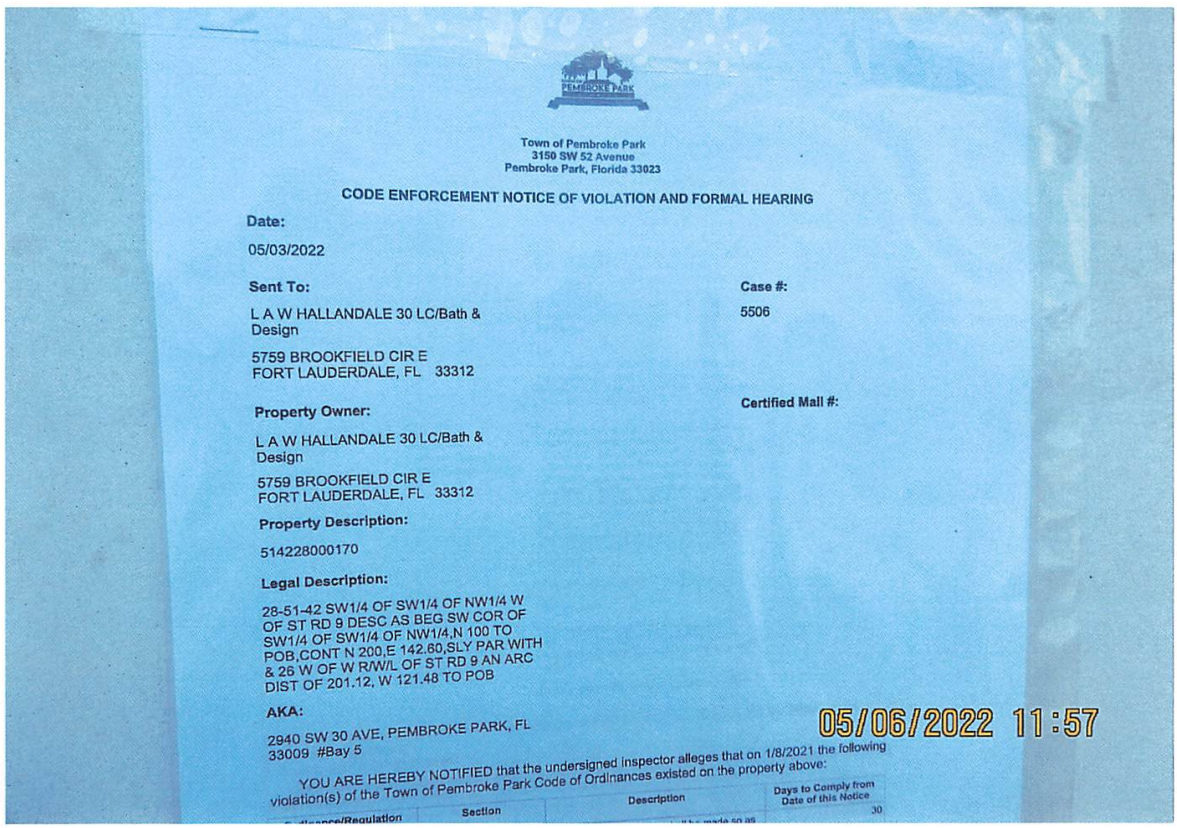
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/03/2022

Sent To:

L A W HALLANDALE 30 LC/Bath & Design

5759 BROOKFIELD CIR E
FORT LAUDERDALE, FL 33312

Case #:

5506

Certified Mail #:

Property Owner:

L A W HALLANDALE 30 LC/Bath & Design

5759 BROOKFIELD CIR E
FORT LAUDERDALE, FL 33312

Property Description:

514228000170

Legal Description:

28-51-42 SW1/4 OF SW1/4 OF NW1/4 W OF ST RD 9 DESC AS BEG SW COR OF SW1/4 OF SW1/4 OF NW1/4,N 100 TO POB,CONT N 200,E 142.60,SLY PAR WITH & 26 W OF W R/W/L OF ST RD 9 AN ARC DIST OF 201.12, W 121.48 TO POB

AKA:

2940 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay 5

05/06/2022 11:57

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/8/2021 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
			30

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/03/2022

Sent To:

L A W HALLANDALE 30 LC/Bath & Design

5759 BROOKFIELD CIR E
FORT LAUDERDALE, FL 33312

Case #:

5506

Property Owner:

L A W HALLANDALE 30 LC/Bath & Design

5759 BROOKFIELD CIR E
FORT LAUDERDALE, FL 33312

Certified Mail #:

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514228000170

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AKA:

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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. "Forever Signs" contractors rewired existing sign with new led lights without a permit. Obtain plans, permit and inspections.
2. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

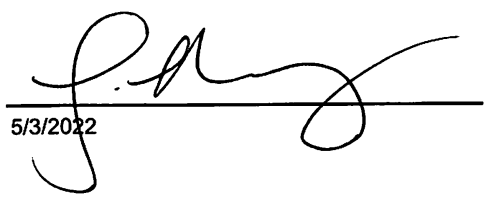
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



5/3/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

L A W HALLANDALE 30 LC/Bath & Design

5759 BROOKFIELD CIR E
FORT LAUDERDALE, FL 33312

Case #:

5506

Date:

01/08/2021

Property Owner:

L A W HALLANDALE 30 LC/Bath & Design

5759 BROOKFIELD CIR E
FORT LAUDERDALE, FL 33312

Property Description:

514228000170

Certified Mail #:

Legal Description:

28-51-42 SW1/4 OF SW1/4 OF NW1/4 W OF ST RD 9 DESC AS BEG SW COR OF SW1/4 OF SW1/4 OF NW1/4,N 100 TO POB,CONT N 200,E 142.60,SLY PAR WITH & 26 W OF W R/W/L OF ST RD 9 AN ARC DIST OF 201.12, W 121.48 TO POB

AKA:

2940 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay 5

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Notes/Means of Correction:

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2. 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
Code Enforcement Officer

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

166613
PERMIT NO.
ZON-81356
APPLICATION NO.
AMT DUE

Inkforce 81356

BUILDING PERMIT APPLICATION

2017 Florida Building Code In Effect

PERMIT TYPE: ZONING		
JOB NAME: BATH + DESIGN		
JOB ADDRESS: 2940 SW 30 Ave # 5		
OWNER NAME: L A W HALLANDALE 30 LC		
OWNER ADDRESS: 3530 N 45 AVE		
CITY: HOLLYWOOD		
PHONE: 9549615540	FAX:	EMAIL:
FEE SIMPLE TITILE HOLDER'S NAME:		
FEE SIMPLE TITLE HOLDER'S ADDRESS:		
CONTRACTING FIRM: Forever Signs, Inc		
MAIL ADDRESS: 2400 West 3 Ct		
CITY STATE ZIP: Hialeah FL 33010		
PHONE: 3058853411	**FAX: 3058853466**	**EMAIL: foreversigns@aol.com**
CERT. COMPENTENCY: EC13003878	**STATE REGISTRATION: N/A**	

LOT: 000	BLOCK: 0000	PRESENT USE: RETAIL	PROPOSED USE: RETAIL		
FOLIO NUMBER: 514228000170		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: 4'X 15' CABINET SIGN					
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.

(Please Complete Second Page)


FOREVER
Signs
305.885.3411
www.foreversignsusa.net
305.885.3411
01/07/2021 16:46


IN STOCK FACTORY DIRECT
2940 SW 30TH
01/07/2021 16:46
305.885.3411


IN STOCK FACTORY DIRECT
TOW-AWAY
24 HRS ZONE 7 DAYS
01/07/2021 16:55
2940 SW 30TH
5


01/07/2021 16:55

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKESHORE MOBILE HOME PARK LLC/ MARIA LANDAVERDE AND JORGE SANABRIA	108 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #108 David Drive

Legal Description

Case Status Open **Case #** 5508 **Date Next Inspection** 5/18/2022

Notes

1. Installed additions without a permit. Obtain plans, permit and inspections.
2. Installed roof over without a permit. Obtain plans, permit and inspections.
3. Installed fence without a permit. Obtain plans, permit and inspections.
4. Installed a/c mini split without a permit. Obtain a/c contactor plans, permit and inspections.
5. Installed electrical cameras without a permit. Obtain plans, permit and inspections.
6. Utilizing single family Mobile Home as rental unit. Prohibited.
7. Prohibited out door storage. Remove all construction materials.
8. Mobile home exterior requires maintenance. Free paint available at Town Hall.
9. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/8/2021		Notice of Violation	Regular Mail
5/4/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 5/18/2022

Case Overview

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: 5/18/2022

I OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5508

Hasler FIRST-CLASS MAIL
01/08/2021
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

Maria Landaverde and Jorge Sanabria

108 David Drive
Pembroke Park, FL 33009

Case #:

5508

I OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5507, NOV # 5508

Hasler FIRST-CLASS MAIL
01/08/2021
US POSTAGE $000.65⁰

ZIP 33023
011D10656696

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

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NV # 5507, NOV # 5505

Hasler

01/08/2021

US POSTAGE $000.65⁰

ZIP 33023
011D10656696

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



7021 1970 0000 4565 6568

U.S. Postal Service™
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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
MAY - 4 2022
Postmark Here

LAKESHORE MOBILE HOME PARK LLC
N.O.H #5508
2701 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, A



7021 1970 0000 4565 6575

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☐ Return Receipt (hardcopy) $
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Street and Apt. No.
City, State, ZIP+4®

HILLCREST POSTAL STORE HOLLYWOOD FL 33021
MAY - 4 2022
Postmark Here

LAKESHORE MOBILE HOME PARK LLC
N.O.H #5508
6400 TELEGRAPH RD #2000,
BLOOMFIELD TOWNSHIP, MI, 48301

PS Form 3800, A



7021 1970 0000 4565 6544

U.S. Postal Service™
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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4®

HILLCREST POSTAL STORE HOLLYWOOD FL 33021
MAY - 4 2022
Postmark Here

LAKESHORE MOBILE HOME PARK LLC
N.O.H #5508
108 DAVID DRIVE,
PEMBROKE PARK, FL, 33009

PS Form 3800, A



7021 1970 0000 4565 6551

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

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
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$
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Street and Apt. No
City, State, ZIP+4®

HILLCREST POSTAL STORE HOLLYWOOD FL 33021
MAY - 4 2022
Postmark Here

LAKESHORE MOBILE HOME PARK LLC
VCORP SERVICES LLC
N.O.H #5508
1200 S PINE ISLAND ROAD,
PLANTATION, FL, 33324

PS Form 3800, A



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	28-03

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$2,765,790	$217,900	$2,983,690	$2,628,390	
2021	$2,499,060	$217,900	$2,716,960	$2,389,450	$53,500.56
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,983,690	$2,983,690	$2,983,690	$2,983,690
Portability	0	0	0	0
Assessed/SOH	$2,628,390	$2,983,690	$2,628,390	$2,628,390
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,628,390	$2,983,690	$2,628,390	$2,628,390

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.75	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

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

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2020	01/23/2020
2021	01/11/2021
2022	01/25/2022

Document Images

01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilites	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKESHORE MOBILE HOME PARK LLC CASE NO. 5508
MARIA LANDAVERDE AND JORGE SANABRIA
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 108 DAVID DRIVE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 108 DAVID DRIVE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC/ MARIA LANDAVERDE AND JORGE SANABRIA AT 10:57 A.M. ON THE 6 DAY OF MAY 2022.

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

TYPE OF SERVICE

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

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

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

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

_____
AFFIANT

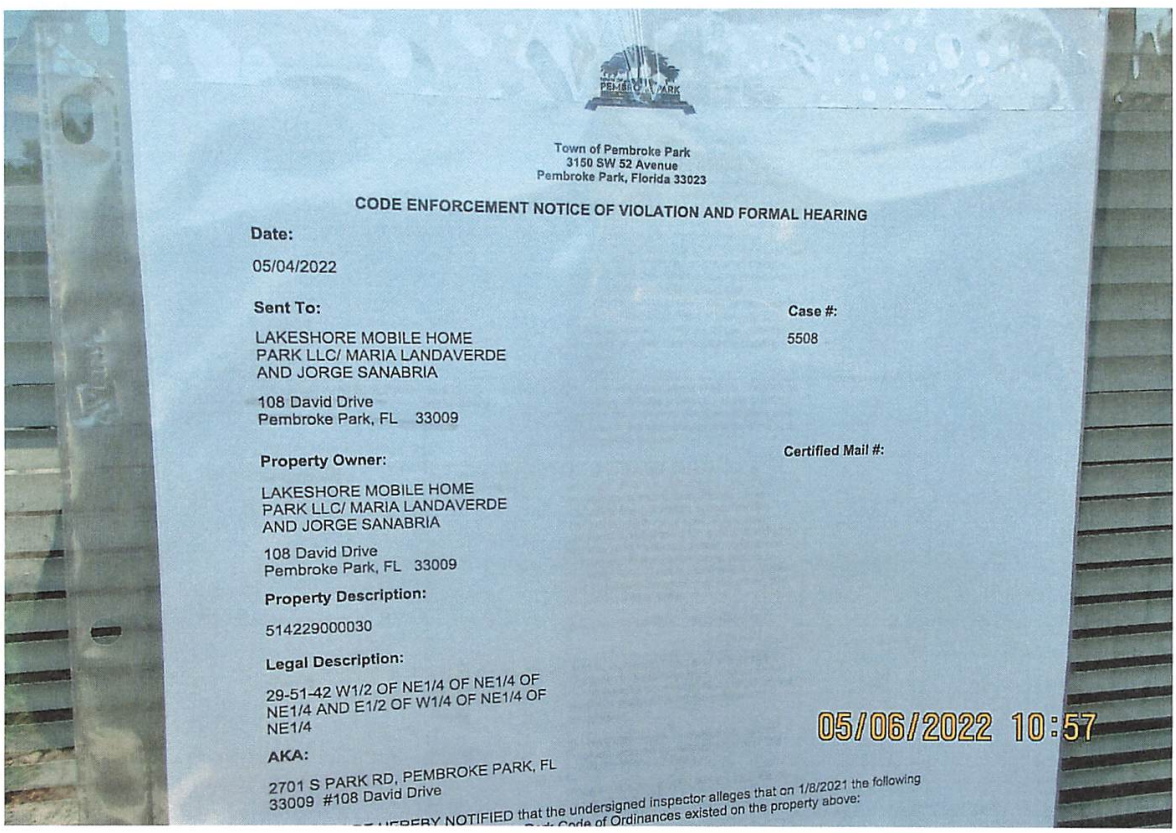
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/04/2022

Sent To:

LAKESHORE MOBILE HOME
PARK LLC/ MARIA LANDAVERDE
AND JORGE SANABRIA

108 David Drive
Pembroke Park, FL 33009

Case #:

5508

Certified Mail #:

Property Owner:

LAKESHORE MOBILE HOME
PARK LLC/ MARIA LANDAVERDE
AND JORGE SANABRIA

108 David Drive
Pembroke Park, FL 33009

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #108 David Drive

05/06/2022 10:57

HEREBY NOTIFIED that the undersigned inspector alleges that on 1/8/2021 the following
Code of Ordinances existed on the property above:



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/04/2022

Sent To:

LAKESHORE MOBILE HOME
PARK LLC/ MARIA LANDAVERDE
AND JORGE SANABRIA

108 David Drive
Pembroke Park, FL 33009

Case #:

5508

Property Owner:

LAKESHORE MOBILE HOME
PARK LLC/ MARIA LANDAVERDE
AND JORGE SANABRIA

108 David Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #108 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/8/2021 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
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

1. Installed additions without a permit. Obtain plans, permit and inspections.
2. Installed roof over without a permit. Obtain plans, permit and inspections.
3. Installed fence without a permit. Obtain plans, permit and inspections.
4. Installed a/c mini split without a permit. Obtain a/c contactor plans, permit and inspections.
5. Installed electrical cameras without a permit. Obtain plans, permit and inspections.
6. Utilizing single family Mobile Home as rental unit. Prohibited.
7. Prohibited out door storage. Remove all construction materials.
8. Mobile home exterior requires maintenance. Free paint available at Town Hall.
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 Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

5/4/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Maria Landaverde and Jorge Sanabria 108 David Drive Pembroke Park, FL 33009	5508	01/08/2021

Property Owner:	Property Description:	Certified Mail #:
Maria Landaverde and Jorge Sanabria 108 David Drive Pembroke Park, FL 33009	514229000030	

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #108 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/8/2021 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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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
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Notes/Means of Correction:

1. Installed additions without a permit. Obtain plans, permit and inspections.
2. Installed roof over without a permit. Obtain plans, permit and inspections.
3. Installed fence without a permit. Obtain plans, permit and inspections.
4. Installed a/c mini split without a permit. Obtain a/c contactor plans, permit 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.

Joseline Ramirez
Code Enforcement Officer


01/07/2021 13:27


01/07/2021 13:27


01/07/2021 13:29


01/07/2021 13:29


SPLIT TYPE AIR CONDITIONER
01/07/2021 13:29


01/07/2021 13:29


01/07/2021 13:27


01/07/2021 13:28


01/07/2021 13:27


01/07/2021 13:27

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARK 31ST CORP	1812 SW 31 AVE HALLANDALE BEACH, FL 33009	1804 SW 31 AVE, PEMBROKE PARK, FL 33009 #1804A SW 31 AVE

Legal Description

Case Status Open **Case #** 5513 **Date Next Inspection** 5/18/2022

Notes

1. Operating without a Business Tax Receipt License in Bay 1804A. Business Owner has to obtain a Business Tax Receipt and inspections for Bay 1804A.
2. Unpermitted aluminum/metal signs. Obtain plans, permit and inspections.
3. Business showroom is blocking mean of egress (door). Business Owner must remove cabinets, ply wood and any material blocking door way.
4. Prohibited banner sign on 1708 SW 31 AVE (A&B Recycling). Remove banner sign. Sign was removed by Public Works Dept.
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/19/2021		Notice of Violation	Regular Mail
5/4/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 5/18/2022

Case Overview

FIRE PREVENTION AND PROTECTION	Sec. 9-99. - Duties of bureau officers.	It shall be the duty of the officers of the Bureau of Fire Prevention to enforce all laws and ordinances of the Town of Pembroke Park covering the following: (1)The prevention of fires; (2)The storage, sale and use of combustible, flammable or explosive materials; (3)The installation and maintenance of automatic and other fire alarm systems and fire extinguishing equipment; (4)The maintenance and regulation of fire escapes and means of egress from any occupancy;(5)The investigation of the cause, origin and circumstances of fire; (6)The maintenance of fire cause and loss records. They shall have such other powers and perform such other duties as are set forth in other sections of this division, and as may be conferred and imposed from time to time by law. The Fire Chief may delegate any powers or duties under this division to the Fire Marshal. (Ord. No. 90-6-1, § 7, 6-13-90)	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	Not in Compliance - Reinspection Date: 5/18/2022
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7021 1970 0000 4565 6476

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.53

Total Postage and
$

Sent To PARK 31ST CORP
KELSEY, ANGELA M

Street and Apt. No N.O.H #5513
1812 SW 31 AVE,

City, State, ZIP+4 HALLANDALE BEACH, FL, 33009

PS Form 3800, A

USPS HILLCREST POSTAL STA HOLLYWOOD FL 33021 MAY - 4 2022 Postmark Here

7021 1970 0000 4565 6469

U.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) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.53

Total Postage and
$

Sent To PARK 31ST CORP
N.O.H #5513

Street and Apt. No 1804 SW 31 AVENUE,

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

PS Form 3800, A

HOLLYWOOD FL 33021 MAY - 4 2022 Postmark Here

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:
PARK 31ST CORP
N.O.H #5513
1804 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8100 01

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 6469

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

Domestic Return Receipt



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1804 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0091
Property Owner	PARK 31ST CORP	Millage	0613
Mailing Address	1812 SW 31 AVE HALLANDALE BEACH FL 33009-2024	Use	48-01
Abbr Legal Description	20-51-42 N 150 OF S 850 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4-AKA PARCEL 10-		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$105,000	$999,760	$1,104,760	$1,002,550	
2021	$105,000	$909,580	$1,014,580	$911,410	$20,266.23
2020	$105,000	$723,560	$828,560	$828,560	$17,881.80

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,104,760	$1,104,760	$1,104,760	$1,104,760
Portability	0	0	0	0
Assessed/SOH	$1,002,550	$1,104,760	$1,002,550	$1,002,550
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	$1,002,550	$1,104,760	$1,002,550	$1,002,550

Sales History

Date	Type	Price	Book/Page or CIN
9/5/1997	SW*	$1,936,000	27048 / 997
4/1/1986	QCD	$100	11187 / 881
3/1/1971	WD	$17,500	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	15,000	SF
Adj. Bldg. S.F. (Card, Sketch)		9952
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5514

Hasler FIRST CLASS MAIL
01/19/2021
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Current Tenant
2550 SW 30 Ave
Pembroke Park, FL 33009

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 5514

Hasler FIRST-CLASS MAIL
01/19/2021
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

2550 SW 30TH AVE LLC

5527 WOODLAND LN
FORT LAUDERDALE, FL 33312

Case #:

5514



Detail by Entity Name

Florida Profit Corporation
PARK 31ST CORP.

Filing Information

Document Number	V43635
FEI/EIN Number	65-0343464
Date Filed	06/15/1992
Effective Date	06/12/1992
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	08/27/1997

Principal Address

1812 S.W. 31ST. AVE.
PEMBROKE PARK, FL 33009

Changed: 04/20/2011

Mailing Address

1812 S.W. 31ST. AVE.
PEMBROKE PARK, FL 33009

Changed: 04/20/2011

Registered Agent Name & Address

KELSEY, ANGELA M
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Name Changed: 02/13/2008

Address Changed: 02/19/2007

Officer/Director Detail

Name & Address

Title PRES

KELSEY, CHARLES MJR.

1812 S.W. 31 AVE.
PEMBROKE PARK, FL 33009

Title VP

KELSEY, CHARLES MIII
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Title SEC, VP

KELSEY, ANGELA M
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Title TREA

KELSEY, ANGELA M
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/31/2020
2021	02/05/2021
2022	03/22/2022

Document Images

03/22/2022 -- ANNUAL REPORT	View image in PDF format
02/05/2021 -- ANNUAL REPORT	View image in PDF format
03/31/2020 -- ANNUAL REPORT	View image in PDF format
03/22/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/21/2016 -- ANNUAL REPORT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
04/23/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
03/25/2009 -- ANNUAL REPORT	View image in PDF format
02/13/2008 -- ANNUAL REPORT	View image in PDF format
02/19/2007 -- ANNUAL REPORT	View image in PDF format
04/13/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
04/27/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format

05/09/2002 -- ANNUAL REPORT	View image in PDF format
04/25/2001 -- ANNUAL REPORT	View image in PDF format
04/29/2000 -- ANNUAL REPORT	View image in PDF format
05/04/1999 -- ANNUAL REPORT	View image in PDF format
04/29/1998 -- ANNUAL REPORT	View image in PDF format
08/27/1997 -- REINSTATEMENT	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARK 31ST CORP CASE NO. 5513

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1804 A SW 31 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1804 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PARK 31ST CORP AT 11:24 A.M. ON THE 6 DAY OF MAY 2022.

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

TYPE OF SERVICE

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

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

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

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

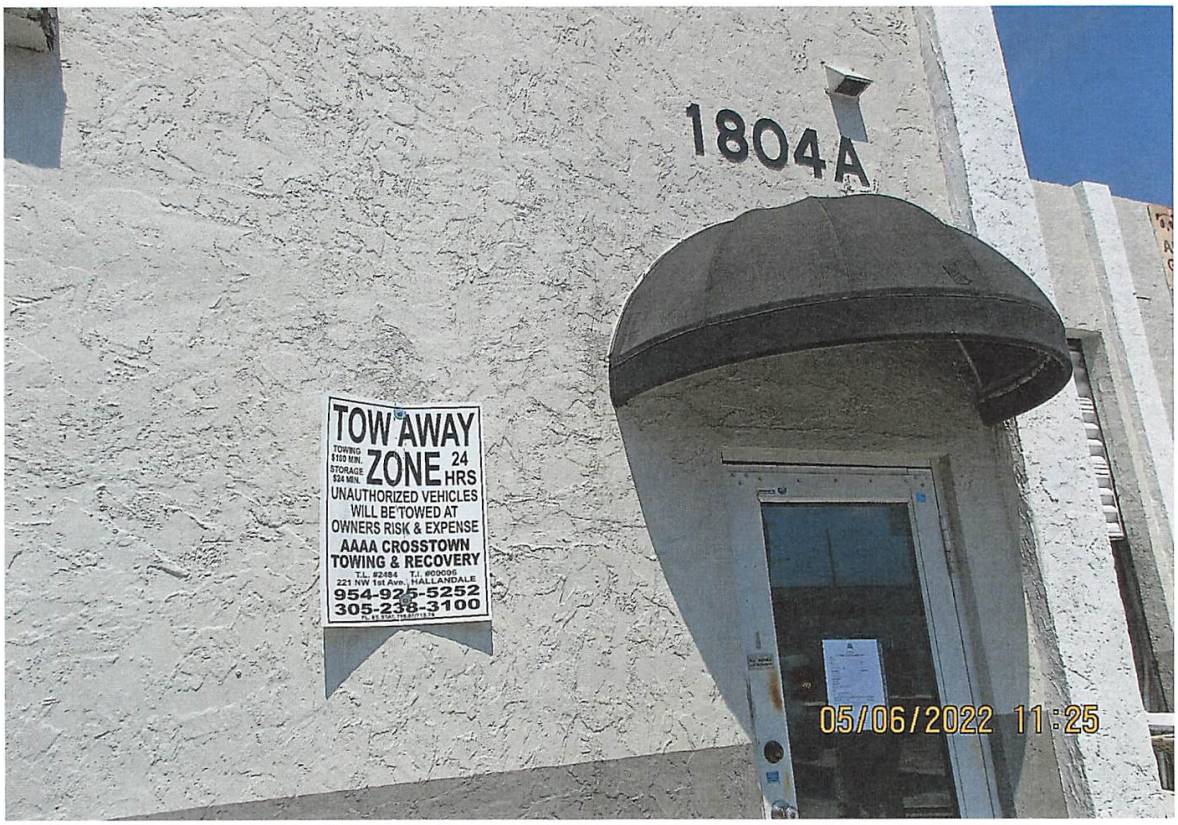
AFFIANT

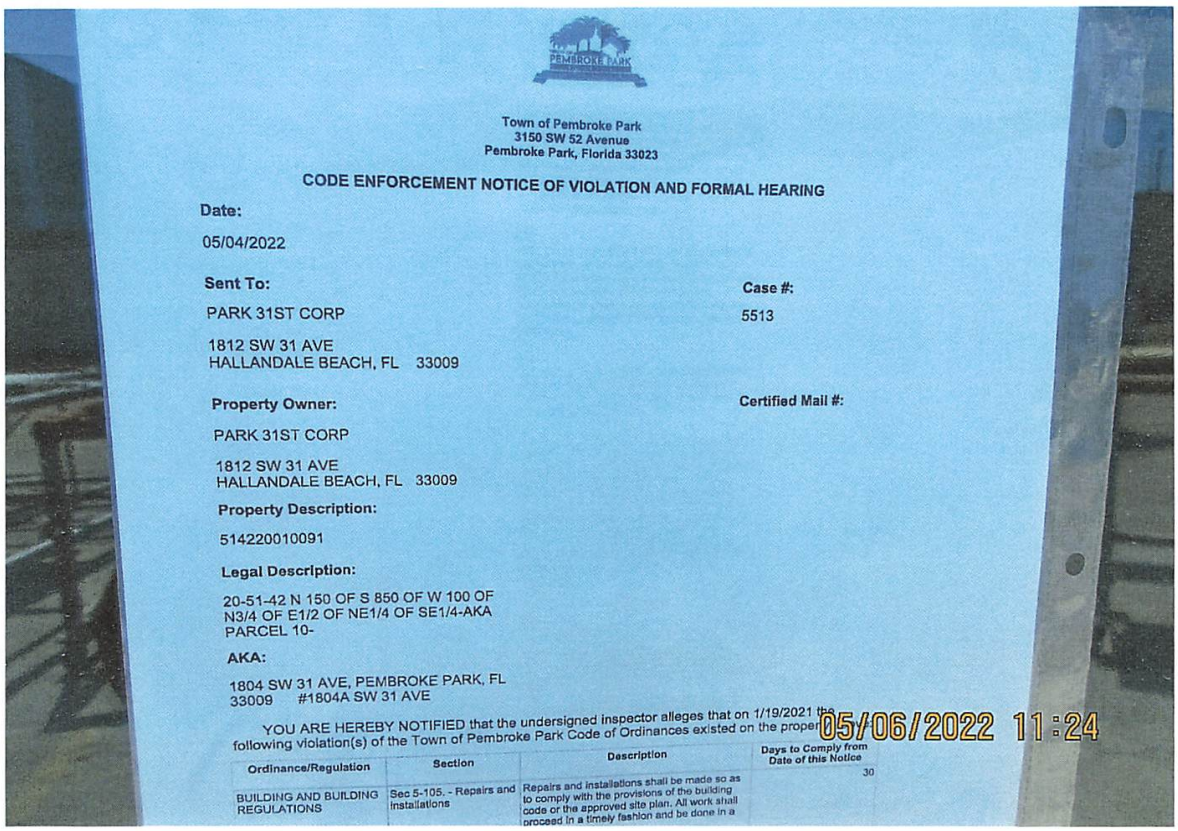
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/04/2022

Sent To:

PARK 31ST CORP

1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

5513

Property Owner:

PARK 31ST CORP

1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010091

Legal Description:

20-51-42 N 150 OF S 850 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4-AKA PARCEL 10-

AKA:

1804 SW 31 AVE, PEMBROKE PARK, FL 33009 #1804A SW 31 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the proper

05/06/2022 11:24

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	30

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/04/2022

Sent To:

PARK 31ST CORP

1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

5513

Property Owner:

PARK 31ST CORP

1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010091

Legal Description:

20-51-42 N 150 OF S 850 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4-AKA PARCEL 10-

AKA:

1804 SW 31 AVE, PEMBROKE PARK, FL 33009 #1804A SW 31 AVE

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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1. Operating without a Business Tax Receipt License in Bay 1804A. Business Owner has to obtain a Business Tax Receipt and inspections for Bay 1804A.
2. Unpermitted aluminum/metal signs. Obtain plans, permit and inspections.
3. Business showroom is blocking mean of egress (door). Business Owner must remove cabinets, ply wood and any material blocking door way.
4. Prohibited banner sign on 1708 SW 31 AVE (A&B Recycling). Remove banner sign. Sign was removed by Public Works Dept.
5. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

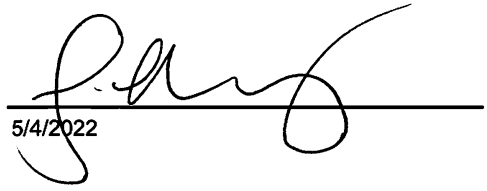
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



5/4/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PARK 31ST CORP/K P kitchen Cabinets 1812 SW 31 AVE HALLANDALE BEACH, FL 33009	5513	01/19/2021

Property Owner:	Property Description:	Certified Mail #:
PARK 31ST CORP/K P kitchen Cabinets 1812 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010091	

Legal Description:	AKA:
20-51-42 N 150 OF S 850 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4-AKA PARCEL 10-	1804 SW 31 AVE, PEMBROKE PARK, FL 33009 #1804A SW 31 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/19/2021 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. 5-2. - 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

FIRE PREVENTION AND PROTECTION	Sec. 9-99. - Duties of bureau officers.	It shall be the duty of the officers of the Bureau of Fire Prevention to enforce all laws and ordinances of the Town of Pembroke Park covering the following: (1)The prevention of fires; (2)The storage, sale and use of combustible, flammable or explosive materials; (3)The installation and maintenance of automatic and other fire alarm systems and fire extinguishing equipment; (4)The maintenance and regulation of fire escapes and means of egress from any occupancy;(5)The investigation of the cause, origin and circumstances of fire; (6)The maintenance of fire cause and loss records. They shall have such other powers and perform such other duties as are set forth in other sections of this division, and as may be conferred and imposed from time to time by law. The Fire Chief may delegate any powers or duties under this division to the Fire Marshal. (Ord. No. 90-6-1, § 7, 6-13-90)	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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	15

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...	15

Notes/Means of Correction:

1. Operating without a Business Tax Receipt License in Bay 1804A. Business Owner has to obtain a Business Tax Receipt and inspections for Bay 1804A.
2. Unpermitted aluminum/metal signs. Obtain plans, permit and inspections.
3. Business showroom is blocking mean of egress (door). Business Owner must remove cabinets, ply wood and any material blocking door way.
4. Prohibited banner sign on 1708 SW 31 AVE (A&B Recycling). Remove banner sign.
5. Double permit fee assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

Broward Sheriffs Office Fire Rescue

2601 West Broward Blvd
Fort Lauderdale, FL 33312
954-831-8210

Thursday, 10 December, 2020

Attn: David Arias
K&P Kitchens
1804 SW 31st Ave #A
Pembroke Park, FL 33009-2024

Property Address:
K & P Kitchen Cabinets
1804 SW 31st Ave A
Pembroke Park, FL 33009-2024

Re: Initial - Annual Fire Inspection on December 10 2020

An annual fire inspection of your occupancy revealed the violation(s) listed below. Prompt action to correct the following violation(s) is required. The violation(s) must be corrected within the time frame provided.

Per the Florida Fire Prevention Code (6th Edition), NFPA 1:10.2.1 The owner, operator, or occupant shall be responsible for compliance with this Code.

Prior to daily opening you should disinfect the business using the CDC guidelines found online at bit.ly/2KXkcR5

Inspector:

Fire Safety Inspector Orlando Hurtado
Orlando_Hurtado@sheriff.org
954-789-3908

Property Representative:

FL-10282 / 1136529 / 157148

K & P Kitchen Cabinets
Annual Fire Inspection

Inspection on December 10 2020
Violations repaired / total: 0 / 8

Violation/Information Page(s)

General Inspection Information

This inspection was performed using the following chapter of the Florida Fire Prevention Code.
CH40 - Industrial (Ch. 40)

Inspection Violations

Outlet cover(s) missing.

4.1 Electrical outlet cover(s) required.

Inspector Notes: Show room

Violation found on	Will be rechecked on or after	Violation Not Repaired
12/10/2020	01/09/2021	

Extension cord(s) cannot replace permanent electrical wiring.

4.4 Extension cord not being used per it's listing.

Inspector Notes: Inside bay

Violation found on	Will be rechecked on or after	Violation Not Repaired
12/10/2020	01/09/2021	

Breaker panel(s) not accessible.

4.22 Breaker panel(s) shall be accessible.

Violation found on	Will be rechecked on or after	Violation Not Repaired
12/10/2020	01/09/2021	

Provide proper haz-mat license documentation and post.

13.22 Provide hazardous materials license and/or permit documentation.

Inspector Notes: LPG Tanks

Violation found on	Will be rechecked on or after	Violation Not Repaired
12/10/2020	01/09/2021	

Exit sign(s) need service.

2.1 Exit sign(s) needs service.

Inspector Notes: Inside bay damaged

Violation found on	Will be rechecked on or after	Violation Not Repaired
12/10/2020	01/09/2021	

Emergency light(s) not operating correctly and need to be repaired.

2.6 Emergency light(s) needs service.

Violation found on	Will be rechecked on or after	Violation Not Repaired
12/10/2020	01/09/2021	

Pembroke Park - Construction or work without permit.

14.30 Possible unpermitted construction or alteration.

Inspector Notes: Removed door and installed wall

Violation found on	Will be rechecked on or after	Violation Not Repaired
12/10/2020	01/09/2021	

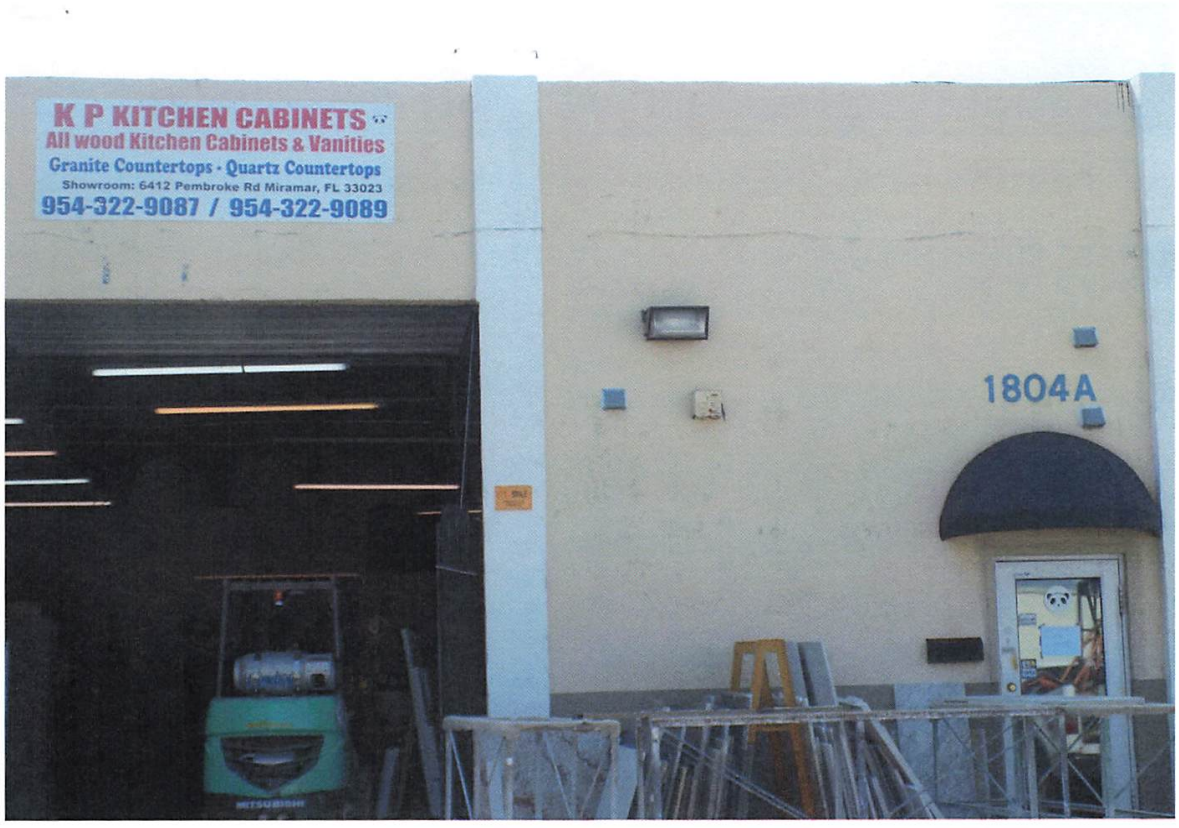


CU and or BTR required. (no referral email)

20.3 A certificate of use and/or a business tax receipt is required.

Inspector Notes: Provide copy of business tax license

Violation found on	Will be rechecked on or after	Violation Not Repaired
12/10/2020	01/09/2021	


K P KITCHEN CABINETS
All wood Kitchen Cabinets & Vanities
Granite Countertops - Quartz Countertops
Showroom: 6412 Pembroke Rd Miramar, FL 33023
954-322-9087 / 954-322-9089
1804A


K&P KITCHEN CABINETS
ALL WOOD KITCHEN CABINETS
GRANITE & QUARTZ COUNTERTOPS
CUSTOM FABRICATIONS
954 - 322 - 9087
1804
1802


01/13/2021 11:53


01/13/2021 11:53


EXIT
01/13/2021 11:54


01/13/2021 11:54


K P KITCHEN CABINETS
All wood Kitchen Cabinets & Vanities
Granite Countertops - Quartz Countertops
Showroom: 6412 Pembroke Rd Miramar, FL 33023
954-322-9087 / 954-322-9089
05/06/2022 11:25


MITSUBISHI
05/06/2022 11:25


K&P KITCHEN CABINETS
ALL WOOD KITCHEN CABINETS
GRANITE & QUARTZ COUNTERTOPS
CUSTOM FABRICATIONS
322 - 9087
1804
1802
05/06/2022 11:25


KITCHEN CABINETS AND VANITIES
All Wood Kitchen Cabinets
Granite Countertops
Ph: 954-322-9087
786-897-6565
Ph: 954-322-9089
786- 0-8574
Show Room: 6402 Pembroke Rd. Miramar, FL. 33023
"30% Less Than Anybody Else"
05/06/2022 11:25


PANDA
KITCHEN CABINETS
GRANITE
COUNTERTOPS
954-322-9087
05/06/2022 11:25

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #722/821-812-911.

Legal Description

Case Status Open **Case #** 5517 **Date Next Inspection** 5/18/2022

Notes 1. Commercial Sewer Repair done without permit on Lot 722/821-812-911. Obtain plans, permit and inspections.
2. Double permit fee assessed.
Contractors name: Raider Rooter

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/22/2021		Notice of Violation	Regular Mail
5/4/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 5/18/2022



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

Postage
$ 7.33

Total Postage and
$

Sent To

Street and Apt. N

City, State, ZIP+4

PS Form 3800,

Postmark Here

MAY - 4 2022

7021 1970 0000 4565 6537

HOLIDAY HALLANDALE MHC LLC
CORPORATION SERVICE COMPANY
N.O.H #5517
1201 HAYS STREET,
TALLAHASSEE, FL, 32301



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

Postage
$ 7.33

Total Postage and Fees
$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Ap

Postmark Here

MAY - 4 2022

7021 1970 0000 4565 6513

HOLIDAY HALLANDALE MHC LLC
N.O.H #5517
8800 NORTH BRONX AVE 2ND FLOOR,
SKOKIE, IL, 60077

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5517

Hasler
01/25/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:
HOLIDAY HALLANDALE MHC LLC
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:
5517

Property Owner:

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5517

Hasler
01/25/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

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

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

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

Property Assessment Values

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

2022* Exemptions and Taxable Values by Taxing Authority

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

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

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

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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2020	04/22/2020
2021	04/07/2021
2022	04/23/2022

Document Images

04/23/2022 -- ANNUAL REPORT	View image in PDF format
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

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLIDAY HALLANDALE MHC LLC CASE NO. 5517

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC AT 10:37 A.M. ON THE 6 DAY OF MAY 2022.

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

TYPE OF SERVICE

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

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

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

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

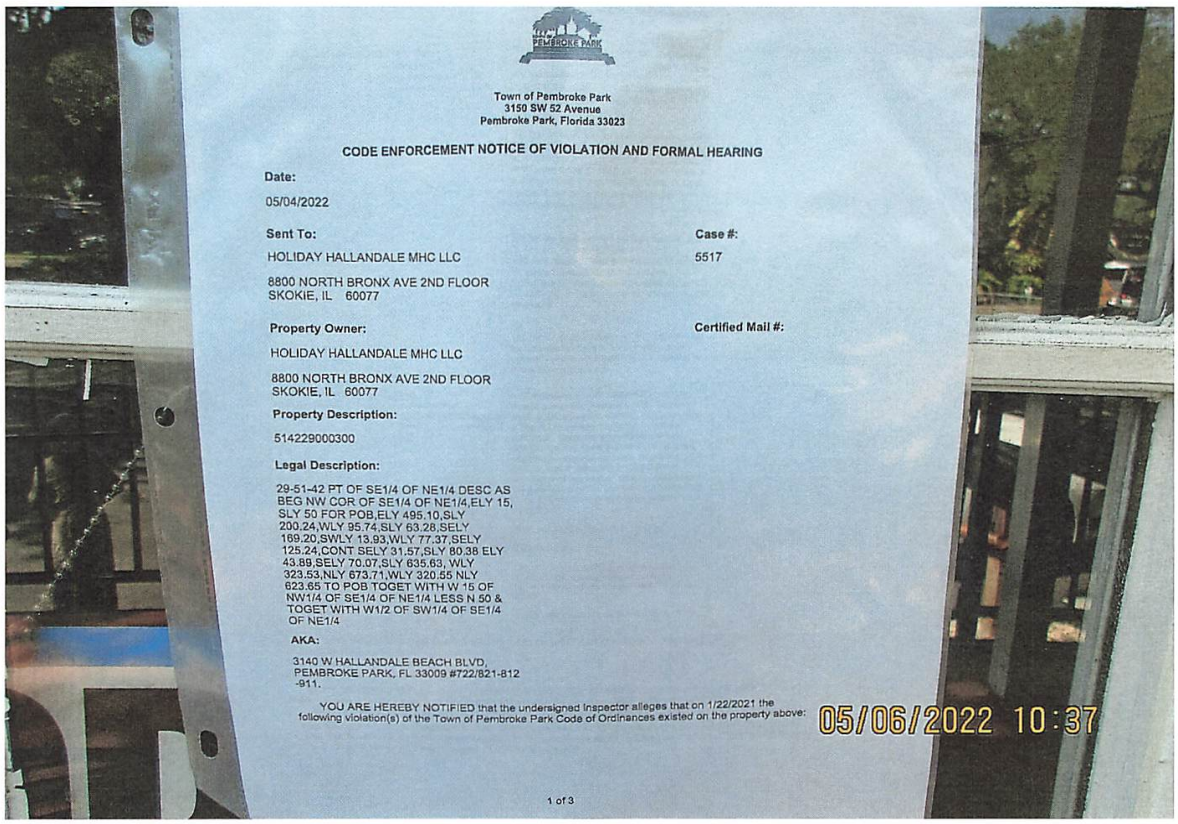
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/04/2022

Sent To:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

5517

Property Owner:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

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 #722/821-812 -911.

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

05/06/2022 10:37

1 of 3



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/04/2022

Sent To:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

5517

Property Owner:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
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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 #722/821-812 -911.

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/22/2021 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. 5-2. - 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. Commercial Sewer Repair done without permit on Lot 722/821-812-911. Obtain plans, permit and inspections.
2. Double permit fee assessed.
Contractors name: Raider Rooter

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

5/4/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	5517	01/22/2021

Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000300	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #722/821-812 -911.

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/22/2021 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. 5-2. - 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:

1. Commercial Sewer Repair done without permit on Lot 722/821-812-911. Obtain plans, permit and inspections.
2. Double permit fee assessed.
Contractors name: Raider Rooter

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

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

Joseline Ramirez
Code Enforcement Officer

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

PERMIT NO.
ZON-91768

APPLICATION NO.

AMT DUE



BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: HOLIDAY MOBILE HOME PARK					
JOB ADDRESS: 3140 W HALLANDALE BEACH BLVD (are 722/821 to 812/911)					
OWNER NAME: HOLIDAY HALLANDALE MHC LLC					
OWNER ADDRESS: 8800 NORTH BRONX AVE 2ND FLOOR					
CITY: SKOKIE					
PHONE: 3865464010	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: RAIDER ROOTER					
MAIL ADDRESS: 804 SE 1 ST SUITE A					
CITY STATE ZIP: BOYNTON BEACH FL 33435					
PHONE: 5617378818	**FAX:**	**EMAIL:** OFFICE@RAIDERROOTER.COM			
CERT. COMPENTENCY: CFC1430554		**STATE REGISTRATION: N/A**			
LOT: 00	BLOCK: 000	PRESENT USE: MOBILE HOME PARK		PROPOSED USE: MOBILE HOME PARK	
FOLIO NUMBER: 514229000300		SUBDIVISION: HOLIDAY PARK			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: REPAIR OF 200' OF SEWER LINE					
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.

R202 Permit Messages For Permit (91767)

Event ID	Date Created	Requested By	Assigned To	Status
Other				
85517	6/26/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: APP PL, SITE PLAN, PROPOSAL			
85852	7/16/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: Drwg			
85879	7/20/2020	Lucie Manzerolle	Lucie Manzerolle	Returned Plans To Applicant
	comment emailed to 'Raider Rooter' <office@raiderrooter.com> and 'John Clark' <JClark@lakeshoremhc.com>			
86194	7/30/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: AsBuilt			
86614	8/24/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: Engineer drawing			
87766	10/21/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: NOC			
87852	10/26/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: Engineer Letter			
87944	10/29/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: Engineer letter (2)			
88155	11/13/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: Sheet 1 (dated 11-10-20)			
88248	11/18/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: Engineer drawing in regards to comments.			

Plumbing

85522	6/27/2020	Juan Gonzalez	Juan Gonzalez	Approved

First review 6/27/20 Repair of ext 200' LF of sewer lateral is approve

Engineering

85817	7/14/2020	Daniel Ortiz	Daniel Ortiz	Denied

On 7/14/20, the Town Engineer visited the worksite and observed the following:

The Contractor, Raider Rooter, was performing work beyond the limits of the repairs to the house single house connection on 8th St shown on this permit. There were no plans submitted. Provide a response sheet, indicating the page where the comments below were addressed.

SHEET/DRAWING: HOLIDAY MOBILE ESTATES SKETCH

1. *Provide drawings on 22" x 34" or 24" x 36" size sheets, showing Engineer of Record's Name and signature and Florida Registration, showing the name and project number, general location map showing Broward County and major roads with the location of the project identified, and specific location map showing local existing and proposed roads and the extent of the project. Show and label all public and private roadways. Indicate when roadways are private.*
2. *Provide plan sheets showing location of all gravity pipes marked with type, size, length and slope.*
3. *Provide wastewater gravity main profiles with vertical scale to be between 1" = 1' and 1" = 3' showing linear footage between manhole center lines, invert elevations at center of manholes, rim elevations, slopes, drops with inverts and numbering of manholes.*
4. *All profiles shall show the existing and propose profile grade lines and other possible conflict features such as storm water pipes and other utilities.*
5. *Show all main horizontal and vertical deflection points.*
6. *All existing, proposed and to be abandoned utilities will be shown. The method of abandonment shall be shown.*
7. *Show vertical clearances between WWS potable water/ wastewater facilities and other features.*
8. *Show pipe invert elevation and connection details for the proposed pipe tapping into existing lift station wet well, as well as repairs for removing existing pipe.*

85853	7/17/2020	Daniel Ortiz	Daniel Ortiz	Denied

New Sketch submitted on 7/16/2020 does not address any of the previous comments:

Provide a response sheet, indicating the page where the comments below were addressed.

SHEET/DRAWING: HOLIDAY MOBILE ESTATES SKETCH

1. *Provide drawings on 22" x 34" or 24" x 36" size sheets, showing Engineer of Record's Name and signature and Florida Registration, showing the name and project number, general location map showing Broward County and major roads with the location of the project identified, and specific location map showing local existing and proposed roads and the extent of the project. Show and label all public and private roadways. Indicate when roadways are private.*
2. *Provide plan sheets showing location of all gravity pipes marked with type, size, length and slope.*
3. *Provide wastewater gravity main profiles with vertical scale to be between 1" = 1' and 1" = 3' showing linear footage between manhole center lines, invert elevations at center of manholes, rim elevations, slopes, drops with inverts and numbering of manholes.*
4. *All profiles shall show the existing and propose profile grade lines and other possible conflict features such as storm water pipes and other utilities.*
5. *Show all main horizontal and vertical deflection points.*
6. *All existing, proposed and to be abandoned utilities will be shown. The method of abandonment shall be shown.*
7. *Show vertical clearances between WWS potable water/ wastewater facilities and other features.*
8. *Show pipe invert elevation and connection details for the proposed pipe tapping into existing lift station wet well, as well as repairs for removing existing pipe.*

86710	8/27/2020	Daniel Ortiz	Daniel Ortiz	Denied

Building Comments by Dan Ortiz, PE. Review (08/27/20)

New drawing submitted on 8/25/2020 does not address any of the previous comments:

Provide a response sheet, indicating the page where the comments below were addressed.

SHEET/DRAWING: HOLIDAY MOBILE ESTATES SKETCH

1. *Provide drawings on 22" x 34" or 24" x 36" size sheets, showing Engineer of Record's Name and signature and Florida Registration, showing the name and project number, general location map showing Broward County and major roads with the location of the project identified, and specific location map showing local existing and proposed roads and the extent of the project. Show and label all public and private roadways. Indicate when roadways are private.*

Drawing provided is not the correct size. The Engineer is only stamping the as-built conditions based on a survey made by a third party surveyor. He is not taking ownership of the design. The plans need to be designed by the Engineer.

1. *Provide plan sheets showing location of all gravity pipes marked with type, size, length and slope. This is acceptable.*
2. *Provide wastewater gravity main profiles with vertical scale to be between 1" = 1' and 1" = 3' showing linear footage between manhole center lines, invert elevations at center of manholes, rim elevations, slopes, drops with inverts and numbering of manholes. Not submitted.*
3. *All profiles shall show the existing and propose profile grade lines and other possible conflict features such as storm water pipes and other utilities. Not submitted.*
4. *Show all main horizontal and vertical deflection points. Not submitted.*
5. *All existing, proposed and to be abandoned utilities will be shown. The method of abandonment shall be shown. Not submitted.*
6. *Show vertical clearances between WWS potable water/ wastewater facilities and other features. Not submitted.*
7. *Show pipe invert elevation and connection details for the proposed pipe tapping into existing lift station wet well, as well as repairs for removing existing pipe. Inverts done, but as an As-Built. See comment 1. Details for abandonment of existing pipes not shown.*

88247	11/18/2020	Daniel Ortiz	Daniel Ortiz	Denied

PERMIT 91767-HOLLIDAY PARK SEWER REPAIR

Building Comments by Dan Ortiz, PE. Review (11/18/20)

New drawing submitted on 11/10/2020 does not address any of the previous comments:

Provide a response sheet, indicating the page where the comments below were addressed.

SHEET/DRAWING: SANITARY SEWER AS-BUILT

1. *Provide drawings on 22" x 34" or 24" x 36" size sheets, showing Engineer of Record's Name and signature and Florida Registration, showing the name and project number, general location map showing Broward County and major roads with the location of the project identified, and specific location map showing local existing and proposed roads and the extent of the project. Show and label all public and private roadways. Indicate when roadways are private.* THIS IS ACCEPTABLE
2. *Provide plan sheets showing location of all gravity pipes marked with type, size, length, and slope.* THIS IS ACCEPTABLE
3. Slopes provided do not meet the minimum 1% requirements, between points 1 and 2. Provide sections showing coverage over the pipe

Joseline Ramirez

From:	Lucie Manzerolle
Sent:	Wednesday, January 20, 2021 4:13 PM
To:	Raider Rooter
Cc:	John Clark; Miguel A. Nunez; Juan Gonzalez; Joseline Ramirez; jeffrey louis; Chris Speer
Subject:	URGENT process 91767 - Holiday Park (722/821 - 812/911)
Attachments:	91767 - comments.pdf

Good afternoon All,
Please be advised, permit application 91767 for Holiday M/H Park Sewer repair for lot 722/821 – 812/911
Is Null and Void with $525.00 fees due for processing and plan reviews.

Therefore, a new permit application with plan will need to be submitted and a double permit fee will be applied for work done without permit.

Trusting your immediate attention to this ongoing matter.

105.3.1.1 Not more than 60 calendar days after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the application and/or the permit shall become null and void. If the 60th day falls on a Saturday, Sunday or a National Holiday the next business day shall be used for the 60th day. The Building Official may extend such permit application to be corrected or purchased for a single period of 60 days after the initial expiration date if the request is in writing, for a good reason and is submitted prior to the initial expiration date.

105.3.1.2 Where an application and/or a permit has become null and void, an applicant may again apply, as set forth in Section 105.3 of this Code, and such applications shall be processed as though there had been no previous application.

Sincerely,

Lucie Manzerolle
Administrative Assistant to the Building Official
Building Manager
P: (954) 966-4600 xt 301 ● F: (954) 966-5310 / lmanzerolle@tppfl.gov
Town of Pembroke Park / Building Department
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

/********** EMAIL DISCLAIMER **********/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.
Consider the Environment before printing.

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKE VILLA ASSOCIATES LTD	5401 UNIVERSITY DR #103 CORAL SPRINGS, FL 33067	2300 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5518 **Date Next Inspection** 5/18/2022

Notes
1. Installed 2" Conduit to Feed Lift Station without a permit. Obtain plans, permit and inspections.
2. Double permit fee assessed.
3. Contractors KASPER ELECTRIC.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/25/2021		Notice of Violation	Regular Mail
5/4/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2022
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I OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5518

Hasler FIRST CLASS MAIL
01/25/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Lake Villas Associates LTD
2300 S Park Rd
Pembroke Park, FL 33009

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 5518

Hasler FIRST CLASS MAIL
01/25/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:

LAKE VILLA ASSOCIATES LTD

5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

5518

Property Owner:

Property Des



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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and
$

Sent To — LAKE VILLA ASSOCIATES LTD

Street and Apt. No — N.O.H #5518 2300 S PARK ROAD,

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

PS Form 3800, A

USPS HILLCREST STORE MAY - 4 2022 Postmark Here HOLLYWOOD FL 33021

7021 1970 0000 4565 6483



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

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

Postage
$ 7.33

Total Postage and
$

Sent To — GARY M. SINGER P.A.

Street and Apt. No — N.O.H #5518 12 SE 7TH STREET SUITE 820,

City, State, ZIP+4 — FORT LAUDERDALE, FL, 33301

PS Form 3800, A

MAY - 4 2022 Postmark Here HOLLYWOOD FL 33021

7021 1970 0000 4565 6490



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

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

OFFICIAL USE

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

Postage
$ 7.33

Total Postage and
$

Sent To — LAKE VILLA ASSOCIATES LTD

Street and Apt. No. — N.O.H #5518 5401 UNIVERSITY DR #103,

City, State, ZIP+4 — CORAL SPRINGS, FL, 33067

PS Form 3800, A

USPS HILLCREST STORE MAY - 4 2022 Postmark Here

7021 1970 0000 4565 6506



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2300-2490 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0010
Property Owner	LAKE VILLA ASSOCIATES LTD	Millage	0613
Mailing Address	5401 UNIVERSITY DR #103 CORAL SPRINGS FL 33067	Use	03-03
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$1,475,720	$10,876,580	$12,352,300	$12,352,300	
2021	$1,475,720	$10,876,580	$12,352,300	$12,014,570	$260,550.99
2020	$1,475,720	$10,636,040	$12,111,760	$10,922,340	$243,461.17

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$12,352,300	$12,352,300	$12,352,300	$12,352,300
Portability	0	0	0	0
Assessed/SOH	$12,352,300	$12,352,300	$12,352,300	$12,352,300
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$12,352,300	$12,352,300	$12,352,300	$12,352,300

Sales History

Date	Type	Price	Book/Page or CIN

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Partnership
LAKE VILLA ASSOCIATES LTD

Filing Information

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

Principal Address

6053 Nw 63rd Way
Parkland, FL 33067

Changed: 04/10/2019

Mailing Address

6053 Nw 63rd Way
Parkland, FL 33067

Changed: 04/10/2019

Registered Agent Name & Address

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

Name Changed: 04/10/2019

Address Changed: 04/10/2019

General Partner Detail

Name & Address

Document Number 572226

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

Annual Reports

Report Year	Filed Date
2020	06/29/2020
2021	03/08/2021
2022	03/11/2022

Document Images

03/11/2022 -- ANNUAL REPORT	View image in PDF format
03/08/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/10/2019 -- ANNUAL REPORT	View image in PDF format
01/31/2018 -- ANNUAL REPORT	View image in PDF format
03/14/2017 -- ANNUAL REPORT	View image in PDF format
08/11/2016 -- Domestic LP	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKE VILLA ASSOCIATES LTD CASE NO. 5518

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2450 S PARK ROAD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LAKE VILLA ASSOCIATES LTDAT 11:19 A.M. ON THE 6 DAY OF MAY 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

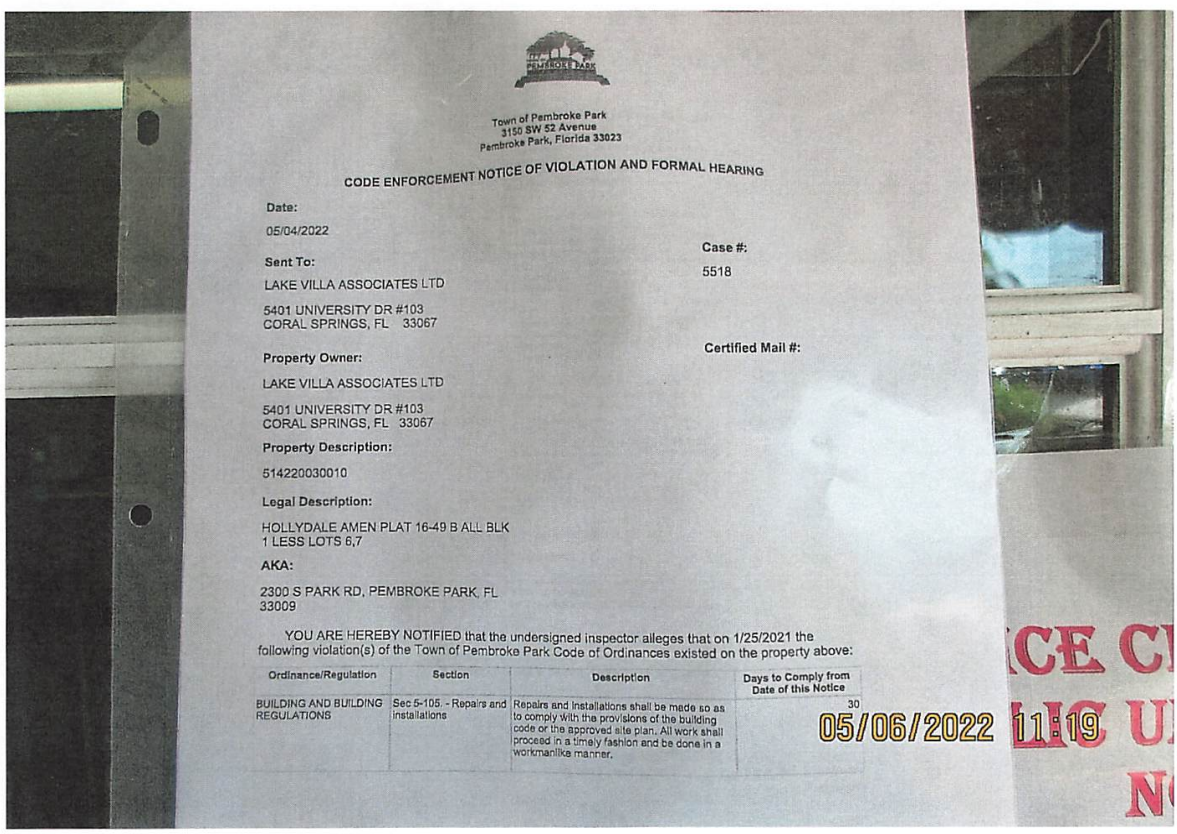
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/04/2022

Case #:

5518

Sent To:

LAKE VILLA ASSOCIATES LTD

5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

Certified Mail #:

Property Owner:

LAKE VILLA ASSOCIATES LTD

5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

Property Description:

514220030010

Legal Description:

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

AKA:

2300 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/25/2021 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

05/06/2022 11:19

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/04/2022

Sent To:

LAKE VILLA ASSOCIATES LTD

5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

Case #:

5518

Property Owner:

LAKE VILLA ASSOCIATES LTD

5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

Certified Mail #:

Property Description:

514220030010

Legal Description:

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

AKA:

2300 S PARK RD, PEMBROKE PARK, FL 33009

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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. 5-2. - 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. Installed 2" Conduit to Feed Lift Station without a permit. Obtain plans, permit and inspections.
2. Double permit fee assessed.
3. Contractors KASPER ELECTRIC.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



5/4/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LAKE VILLA ASSOCIATES LTD 5401 UNIVERSITY DR #103 CORAL SPRINGS, FL 33067	5518	01/25/2021

Property Owner:	Property Description:	Certified Mail #:
LAKE VILLA ASSOCIATES LTD 5401 UNIVERSITY DR #103 CORAL SPRINGS, FL 33067	514220030010	

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7	2300 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/25/2021 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. 5-2. - 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:

1. Installed 2" Conduit to Feed Lift Station without a permit. Obtain plans, permit and inspections.
2. Double permit fee assessed.
3. Contractors KASPER ELECTRIC.

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

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

Joseline Ramirez
Code Enforcement Officer



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

Sent To:	**Case #:**	**Date:**
LAKE VILLA ASSOCIATES LTD 5401 UNIVERSITY DR #103 CORAL SPRINGS, FL 33067	5518	1/25/2021 12:00:00 AM

Property Owner:	**Property Description:**
LAKE VILLA ASSOCIATES LTD 5401 UNIVERSITY DR #103 CORAL SPRINGS, FL 33067	514220030010

Legal Description:	**AKA:**
HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7	2300 S PARK RD, PEMBROKE PARK, FL 33009

Mailing Purposes Only

Joseline Ramirez

From: Lucie Manzerolle
Sent: Thursday, January 21, 2021 1:32 PM
To: Michelle Clary
Cc: jeffrey louis; Joseline Ramirez
Subject: RE: process 92090 - 2300 S Park Rd

Michelle,
I'm not sure where and how you get the word "survey" as the Electrical comment are asking "Title Block" on the plan. The plan must show existing and new electrical on the drawing giving the size, type, conduit, conductors, disconnects, panels, schedules and load calculations.

Please remit this information to the qualifying agent of your company for him to understand the electrical comments and being able to submit accordingly.

Regards,

Lucie Manzerolle
Administrative Assistant to the Building Official
Building Manager
P: (954) 966-4600 xt 301 ● F: (954) 966-5310 / lmanzerolle@tppfl.gov
Town of Pembroke Park / Building Department
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

/********** EMAIL DISCLAIMER **********/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.
Consider the Environment before printing.

From: Michelle Clary <michelle@kasperelectric.com>
Sent: Thursday, January 21, 2021 1:27 PM
To: Lucie Manzerolle <lmanzerolle@tppfl.gov>
Cc: jeffrey louis <jlouis@tppfl.gov>; Joseline Ramirez <jramirez@tppfl.gov>
Subject: RE: process 92090 - 2300 S Park Rd

Thanks . I still don't have an answer for the questions I asked .

Michelle Clary
Senior Service Coordinator
561-845-1660

" Be fearless in the pursuit of what sets your soul on fire."

From: Lucie Manzerolle <lmanzerolle@tppfl.gov>
Sent: Thursday, January 21, 2021 1:10 PM
To: Michelle Clary <michelle@kasperelectric.com>
Cc: jeffrey louis <jlouis@tppfl.gov>; Joseline Ramirez <jramirez@tppfl.gov>
Subject: RE: process 92090 - 2300 S Park Rd

Good afternoon Michelle,
Please be advised, that your permit application 92090 is Null & Void due to lack of activity on the permit application. Comment was sent 12-07-2020 and due to lack of activity on the permit application, and there is $200.00 processing and plan review fees to be paid.
As per Broward County Amendments FBC 7th Edition 2020 section 105.3.1.1

> **105.3.1.1** Not more than 60 calendar days after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the application and/or the permit shall become null and void. If the 60th day falls on a Saturday, Sunday or a National Holiday the next business day shall be used for the 60th day. The Building Official may extend such permit application to be corrected or purchased for a single period of 60 days after the initial expiration date if the request is in writing, for a good reason and is submitted prior to the initial expiration date.
>
> **105.3.1.2** Where an application and/or a permit has become null and void, an applicant may again apply, as set forth in Section 105.3 of this Code, and such applications shall be processed as though there had been no previous application.

You will need to resubmit a new permit application with drawing.
Also, since the work has been done without permit, a notice of violation from Code Enforcement will be issued to the property.

Regards,

Lucie Manzerolle
Administrative Assistant to the Building Official
Building Manager
P: (954) 966-4600 xt 301 ● F: (954) 966-5310 / lmanzerolle@tppfl.gov
Town of Pembroke Park / Building Department
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

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Consider the Environment before printing.

From: Michelle Clary <michelle@kasperelectric.com>
Sent: Thursday, January 21, 2021 10:23 AM
To: Lucie Manzerolle <lmanzerolle@tppfl.gov>
Subject: RE: process 92090 - 2300 S Park Rd

Lucie,

I appreciate the info you have given thus far. This job was done on an emergency basis for the client before permit was processed .
The notes are asking for Drawings with FBC required Title Block . The client doesn't have that survey. What are my options at this point?
What happens since we don't have that type of survey . Can we provide a drawing with that includes exact location, wire size. Length of run ?

Michelle Clary
Senior Service Coordinator
561-845-1660

" Be fearless in the pursuit of what sets your soul on fire."

From: Lucie Manzerolle <lmanzerolle@tppfl.gov>
Sent: Tuesday, November 17, 2020 3:02 PM
To: Michelle Clary <michelle@kasperelectric.com>
Cc: jeffrey louis <jlouis@tppfl.gov>; mjl2600@aol.com
Subject: process 92090 - 2300 S Park Rd

Good afternoon,
On September 15th 2020 the Electrical comments were emailed and no correction has been submitted.
Attached please find Electrical comments.
Submit correction for continuance.

Trusting your immediate attention to this matter.

Lucie Manzerolle
Administrative Assistant to the Building Official
Building Manager
P: (954) 966-4600 xt 211 ● F: (954) 966-5310 / lmanzerolle@tppfl.gov
Town of Pembroke Park / Building Department
3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: Facebook / www.townofpembrokepark.com

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
DOYON, MAURICE	4854 SW 25 CT #31 2 PEMBROKE PARK, FL 33023	4854 SW 25 CT, PEMBROKE PARK, FL 33023 31-2

Legal Description

Case Status Open **Case #** 5526 **Date Next Inspection** 5/18/2022

Notes

1. Installed new A/C without permit. Obtain plans, permit and inspections.
2. Installed metal roof and patio without permits. Obtain plans, permit and inspections.
3. Installed canopy without a permit. Obtain plans, permit and inspections.
4. Installed wooden fence without a permit. Obtain plans, permit and inspections.
5. Installed shower without a permit. Obtain plans, permit and inspections.
6. Verify or obtain permit for bathroom renovation/installation. Obtain plans, permit and inspections.
8. Electrical alterations done without a permit. Obtain plans, permit and inspections.
9. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/4/2021		Notice of Violation	Regular Mail
5/4/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2022

7021 1970 0000 4565 6391



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

Postage
$ 7.33

Total Postage and
$

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

USPS HILLCREST STORE
MAY - 4 2022
HOLLYWOOD FL 33021

Postmark Here

DOYON, MAURICE
N.O.H #5526
4854 SW 25 COURT LOT 31 BLK 2,
PEMBROKE PARK, FL, 33023

PS Form 3800, A

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5526

Hasler FIRST CLASS MAIL
02/04/2021
US POSTAGE $000.51[0]

ZIP 33023
011D10656696

Sent To:

DOYON,HELENE

4854 SW 25 CT #31 2
PEMBROKE PARK, FL 33023

Case #

5526

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

I #5524, #5525, #5526

Hasler FIRST CLASS MAIL
02/04/2021
US POSTAGE $000.71[0]

ZIP 33023
011D10656696

Dale Village
4901 SW 27th Court
Pembroke Park, FL 33023

OF PEMBROKE PARK

ID AVENUE • PEMBROKE PARK, FLORIDA 33023

#5524, #5525, #5526

Hasler FIRST-CLASS MAIL

02/04/2021

US POSTAGE $000.71º

ZIP 33023

011D10656696

Dale Village

4901 SW 27th Court

Pembroke Park, FL 33023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4854 SW 25 COURT #31-2, PEMBROKE PARK FL 33023-4207
Property Owner	DOYON, MAURICE
Mailing Address	4854 SW 25 CT PEMBROKE PARK FL 33023-4207

ID #	5142 30 NP 0800
Millage	0613
Use	05

Abbr Legal Description	DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 31 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).

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Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$45,000	$30,920	$75,920	$75,920	
2021	$45,000	$30,760	$75,760	$75,760	$1,629.20
2020	$45,000	$27,670	$72,670	$63,610	$1,431.78

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$75,920	$75,920	$75,920	$75,920
Portability	0	0	0	0
Assessed/SOH	$75,920	$75,920	$75,920	$75,920
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$75,920	$75,920	$75,920	$75,920

Sales History

Date	Type	Price	Book/Page or CIN
12/15/2020	CPT-T	$100	117001359
12/2/2013	CPT-T	$100	111979505
3/7/2012	CPT-T	$100	48574 / 1079
1/8/2010	CPT-O	$50,000	46796 / 448
12/22/2005	CPT	$100	41342 / 322

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		672
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DOYON, MAURICE CASE NO. 5526

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4854 SW 25 COURT LOT 31, BLK 2, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4854 SW 25 COURT LOT 31, BLK 2, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DOYON, MAURICE AT 12:13 P.M. ON THE 6 DAY OF MAY 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

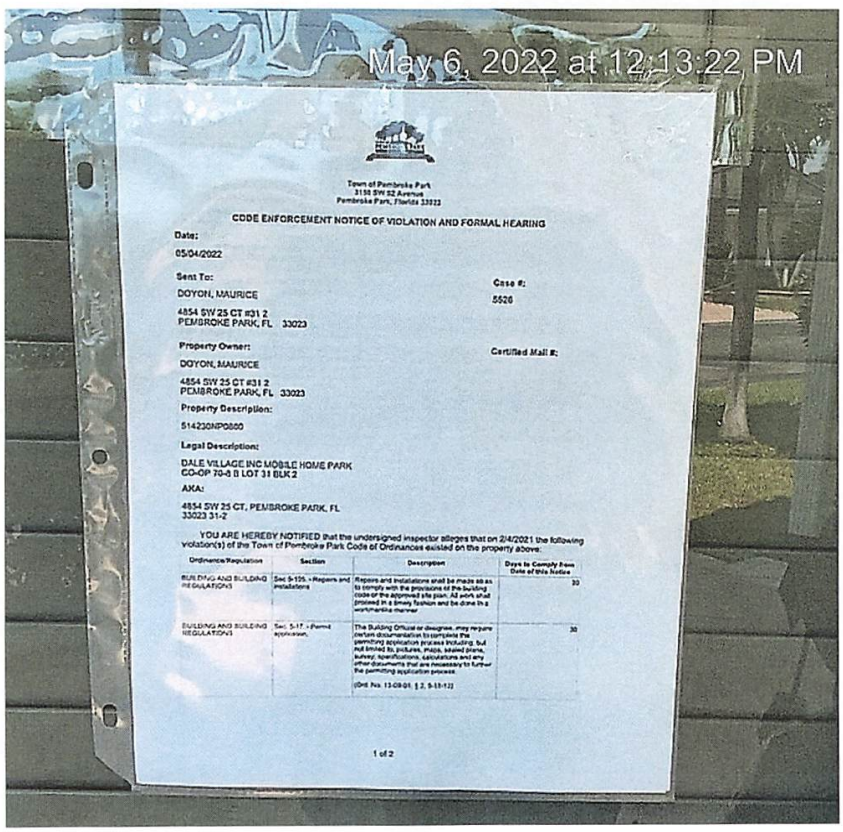
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


May 6, 2022 at 12:13:31 PM
Nath & Maurice
4854
24 HR.


May 6, 2022 at 12:13:22 PM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
05/04/2022
Sent To:
DOYON, MAURICE
4854 SW 25 CT #31 2
PEMBROKE PARK, FL 33023
Case #:
5526
Property Owner:
DOYON, MAURICE
4854 SW 25 CT #31 2
PEMBROKE PARK, FL 33023
Certified Mail #:
Property Description:
514230NP0800
Legal Description:
DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 31 BLK 2
AKA:
4854 SW 25 CT, PEMBROKE PARK, FL
33023 31-2
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply From Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-125. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code of 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. 13-08-01, § 2, 9-18-13)
30
1 of 2

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/04/2022

Sent To:

DOYON, MAURICE

4854 SW 25 CT #31 2
PEMBROKE PARK, FL 33023

Case #:

5526

Property Owner:

DOYON, MAURICE

4854 SW 25 CT #31 2
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230NP0800

Legal Description:

DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 31 BLK 2

AKA:

4854 SW 25 CT, PEMBROKE PARK, FL
33023 31-2

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

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

1. Installed new A/C without permit. Obtain plans, permit and inspections.
2. Installed metal roof and patio without permits. Obtain plans, permit and inspections.
3. Installed canopy without a permit. Obtain plans, permit and inspections.
4. Installed wooden fence without a permit. Obtain plans, permit and inspections.
5. Installed shower without a permit. Obtain plans, permit and inspections.
6. Verify or obtain permit for bathroom renovation/installation. Obtain plans, permit and inspections.
8. Electrical alterations done without a permit. Obtain plans, permit and inspections.
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 Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

5/4/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DOYON,HELENE 4854 SW 25 CT #31 2 PEMBROKE PARK, FL 33023	5526	02/04/2021

Property Owner:	Property Description:	Certified Mail #:
DOYON,HELENE 4854 SW 25 CT #31 2 PEMBROKE PARK, FL 33023	514230NP0800	

Legal Description:	AKA:
DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 31 BLK 2	4854 SW 25 CT, PEMBROKE PARK, FL 33023 31-2

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - 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

Notes/Means of Correction:

1. Installed new A/C without permit. Obtain plans, permit and inspections.
2. Installed metal roof and patio without permits. Obtain plans, permit and inspections.
3. Installed canopy without a permit. Obtain plans, permit and inspections.
4. Installed wooden fence without a permit. Obtain plans, permit and inspections.
5. Installed shower without a permit. Obtain plans, permit and inspections.
6. Verify or obtain permit for bathroom renovation/installation. Obtain plans, permit and inspections.
8. Electrical alterations done without a permit. Obtain plans, permit and inspections.
9. 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


4854
4860
02/03/2021 12:59


SHOWER
02/03/2021 12:57


S
H
O
W
02/03/2021 12:57


02/03/2021 12:57


NOTICE
THIS IS A SERVICE ACCESS PANEL. DO NOT ATTACH ANYTHING TO THIS PANEL OR INSTALL ANYTHING AROUND UNIT THAT WOULD INTERFERE WITH THE REMOVAL OF THIS PANEL.
MAINTAIN A MINIMUM OF 24 INCHES CLEARANCE ON THIS SIDE FOR SERVICING UNIT.
DO NOT DRILL OR DRIVE SCREWS INTO THIS PANEL AS VITAL INTERNAL COMPONENTS MAY BE DAMAGED.
ENERGYGUIDE
Seasonal Energy Efficiency Ratio
14.0
02/03/2021 12:57


02/03/2021 12:57


02/03/2021 12:58


02/03/2021 12:58


02/03/2021 12:58


02/03/2021 12:58


02/03/2021 12:58


02/03/2021 12:58


02/03/2021 12:58


02/03/2021 12:59

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

BUILDING PERMIT APPLICATION

101982
PERMIT NO.
B-72671
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: Maurice Doyon					
JOB ADDRESS: 4854 SW 25 CT PEMBROKE PARK FL 33023-4207					
OWNER NAME: Maurice Doyon					
OWNER ADDRESS: 4854 SW 25 Court					
CITY: Pembroke Park					
PHONE: 9544047774	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000	**FAX: 0000000000**	**EMAIL:**			
CERT. COMPENTENCY: N/A		**STATE REGISTRATION: N/A**			
LOT: 31	BLOCK: 2	PRESENT USE: Residence	PROPOSED USE: Same		
FOLIO NUMBER: 514230NP0800		SUBDIVISION: Dale Village			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 2	BATHS: 2	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 5000	SQ.FT. / L.F.: 0				
DESCRIBE WORK: neew Wooden Patio					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

R203 Permit Messages For Permit (101982-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
14284	Final Building Inspection	4/23/2010	Pass
14176	Framing - Floor/Roof Trusses	4/16/2010	Pass
14192	Sheathing - Floor	4/19/2010	Pass
14197	Sign Footings	4/19/2010	Pass
Zoning Inspection			
14299	Final Zoning	4/27/2010	Pass

R203 Permit Messages For Permit (156133-0)

Event ID	Inspection	Inspection Date	Status
Mechnical Inspection			
42935	Condensate Lines	4/1/2015	Pass
42937	Final Mechanical	4/1/2015	Pass
42936	Rough Duct Insulation	4/1/2015	Pass

Application / Permit Data

New Search | Application/Permit Data | Plan Review Status | Inspection Results

Back to the Previous Page

Process #: 158	**Permit #:** B0000069	**Master Permit:** B0000069
Status: Closed		

Site Information	
Address: 4854 SW 25 CT	**Folio#:** 514230NP0800
Sub-division: TOWN OF PEMBROKE PARK 03	**Value:** $4,500.00
Lot: **Block:**	**Sq Ft:** 0

Permit Information	
Application Type: EXTERIOR RENOVATIONS **Job Name:** JACQUES	**Application Date:** 12/12/00 **Permit Date:** 12/15/00 **Permit Fee:** $89.25

Applicant / Contact Information
Name: DENIS BROUSSEAU CONSTR INC **Address:** 2415 JOHNSON ST HOLLYWOOD, FL

Property Owner Information
Name: DUSSAULT,MICHEL **Address:** 4854 SW 25 CT PEMBROKE PARK FL 33023-4207

Back to the Previous Page

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Inspection Results

New Search | Application/Permit Data | Plan Review Status | **Inspection Results**

Back to Application/Permit Data

Process #: 158	**Permit #:** B0000069	**Master Permit:** B0000069
Status: Closed		

Show Reference Numbers

Floor	Insp. Date	Description	Results	Inspector	Comment
1	**01/10/01**	REINF STEEL-FOUNDATION	Pass	MERV LUNSFORD CHIEF BLDG OFFL	
1	**01/24/01**	FRAMING(EL,ME,PL APPROVED?)	Pass	MERV LUNSFORD CHIEF BLDG OFFL	
1	**01/24/01**	DRYWALL/ROCKLATH	Pass	MERV LUNSFORD CHIEF BLDG OFFL	
1	**01/24/01**	FINAL-STRUCTURAL	Pass	MERV LUNSFORD CHIEF BLDG OFFL	
1	**06/28/01**	DOOR/WINDOW BUCK ATTACHMENT	Pass	MERV LUNSFORD CHIEF BLDG OFFL	
1	**07/23/01**	WINDOW/DOOR ATTACHMENT/ENG/PROD APP REQD	Pass (Partial)	MERV LUNSFORD CHIEF BLDG OFFL	NO ENTRY
1	**10/30/01**	WINDOW/DOOR ATTACHMENT/ENG/PROD APP REQD	Pass	MERV LUNSFORD CHIEF BLDG OFFL	
1	**12/31/01**	FINAL-STRUCTURAL	Pass	BILL MC HATTON	

Back to Application/Permit Data

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TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

156133
PERMIT NO.
M-80196
APPLICATION NO.

BUILDING PERMIT APPLICATION

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: MECHANICAL					
JOB NAME: DOYON, MAURICE					
JOB ADDRESS: 4854 SW 25 CT					
OWNER NAME: DOYON, MAURICE					
OWNER ADDRESS: 4854 SW 25 CT					
CITY: PEMBROKE PARK					
PHONE: 9545447845	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: SOLAR BEAR SERVICES					
MAIL ADDRESS: 2013 NW 84 AVE					
CITY STATE ZIP: DORAL FL 33122					
PHONE: 3058631830	**FAX: 3058631885**	**EMAIL: MGREENE@SOLARBEARFL.COM**			
CERT. COMPENTENCY: CAC1817134		**STATE REGISTRATION: N/A**			
LOT: 081	BLOCK: 000	PRESENT USE: MOBILE HOME PARK	PROPOSED USE: MOBILE HOME PARK		
FOLIO NUMBER: 514230NP0800		SUBDIVISION: DALE VILLAGE			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 3949	SQ.FT. / L.F.: 0				
DESCRIBE WORK: LENNOX H/P 3 TON PACKAGE UNIT REPLACEMENT					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

Case Overview

Property/Incident Information

Owner	Address	Site Address
VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN	3201 W COMMERCIAL BLVD #218 FORT LAUDERDALE, FL 33309	2801 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5829 **Date Next Inspection** 5/18/2022

Notes
1. Operating U-Haul Rental without a Certificate of Use. Cease all "U-Haul Rental" until Business Tax Receipt/Certificate of Use is approved or obtained.
2. Installed U-Haul Rental cabinet sign without a permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

Documents Issued

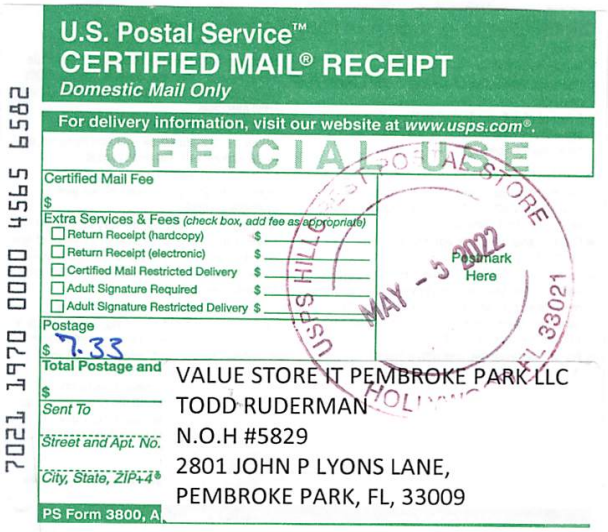
Date Issue	Hearing Date	Document Type	Delivery
5/10/2021		Notice of Violation	Regular Mail
5/4/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2022
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: 5/18/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 5/18/2022



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

Postage
$ 7.33

Total Postage and
$

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

VALUE STORE IT PEMBROKE PARK LLC
TODD RUDERMAN
N.O.H #5829
2801 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

Postmark Here
MAY - 5 2022

7021 1970 0000 4565 6582



U.S. Postal Service™
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Domestic Mail Only

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

Postage
$ 7.33

Total Postage ar
$

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

VALUE STORE IT PEMBROKE PARK LLC
TODD RUDERMAN
N.O.H #5829
3201 W COMMERCIAL BLVD #218,
FORT LAUDERDALE, FL, 33309

PS Form 3800,

Postmark Here
MAY - 5 2022

7021 1970 0000 4565 6605

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5829

Hasler FIRST-CLASS MAIL
05/10/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Value Store IT Pembroke Park LLC
2801 John P. Lyons Lane
Pembroke Park, FL 33009

N OF PEMBROKE PARK
2ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5829

Hasler FIRST-CLASS MAIL
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Sent To:

VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN

3201 W COMMERCIAL BLVD #218
FORT LAUDERDALE, FL 33309

Case #:

5829



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2801-2805 JOHN P LYONS LANE, PEMBROKE PARK FL 33009
Property Owner	VALUE STORE IT PEMBROKE PARK LLC
Mailing Address	3201 W COMMERCIAL BLVD #218 FORT LAUDERDALE FL 33309

ID #	5142 29 03 0020
Millage	0613
Use	48-03

Abbr Legal Description	SUPREME MILLWORK PLAT 118-33 B POR PAR B DESC AS:COMM SE COR PAR A LESS 12' ADD R/W DED TO HALLANDALE BEACH BLVD,N 180.24 TO POB,W 207.67,N 194.99,E 72.50 ,N 25,E 134.99,S 211.27 TO POB TO POB

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$1,289,730	$10,207,370	$11,497,100	$10,516,000	
2021	$1,289,730	$8,270,270	$9,560,000	$9,560,000	$205,583.98
2020	$1,289,730	$8,866,700	$10,156,430	$10,156,430	$219,194.05

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$11,497,100	$11,497,100	$11,497,100	$11,497,100
Portability	0	0	0	0
Assessed/SOH	$10,516,000	$11,497,100	$10,516,000	$10,516,000
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	$10,516,000	$11,497,100	$10,516,000	$10,516,000

Sales History

Date	Type	Price	Book/Page or CIN
9/11/2018	SWD-D	$5,500,000	115334460
1/18/2017	WD-T	$100	114158063
11/22/2016	AFF-T		114073647
11/30/2016	WD-Q	$3,750,000	114073643
1/9/2004	WD	$1,550,000	36731 / 1738

Land Calculations

Price	Factor	Type
$30.00	42,991	SF
Adj. Bldg. S.F. (Card, Sketch)		124140
Eff./Act. Year Built: 2020/2019		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
W								
124140								



Detail by Entity Name

Florida Limited Liability Company
VALUE STORE IT PEMBROKE PARK, LLC

Filing Information

Document Number	L18000211240
FEI/EIN Number	83-1810215
Date Filed	09/05/2018
State	FL
Status	ACTIVE

Principal Address

3201 W. COMMERCIAL BLVD.
SUITE 218
FORT LAUDERDALE, FL 33309

Mailing Address

3201 W. COMMERCIAL BLVD.
SUITE 218
FORT LAUDERDALE, FL 33309

Registered Agent Name & Address

RUDERMAN, TODD A
3201 W. COMMERCIAL BLVD.
SUITE 218
FORT LAUDERDALE, FL 33309

Authorized Person(s) Detail

Name & Address

Title MGR

TARCO PEMBROKE PARK, LLC
3201 W COMMERCIAL BLVD, SUITE 218
FORT LAUDERDALE, FL 33309

Annual Reports

Report Year	Filed Date
2020	06/19/2020
2021	04/28/2021
2022	04/29/2022

Document Images

04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
06/19/2020 -- ANNUAL REPORT	View image in PDF format
04/26/2019 -- ANNUAL REPORT	View image in PDF format
09/05/2018 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

VALUE STORE IT PEMBROKE PARK LLC CASE NO. 5829
TODD RUDERMAN

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2801 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2801 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: VALUE STORE IT PEMBROKE PARK LLC / TODD RUDERMAN AT 11:50 A.M. ON THE 6 DAY OF MAY 2022.

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

TYPE OF SERVICE

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

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

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

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

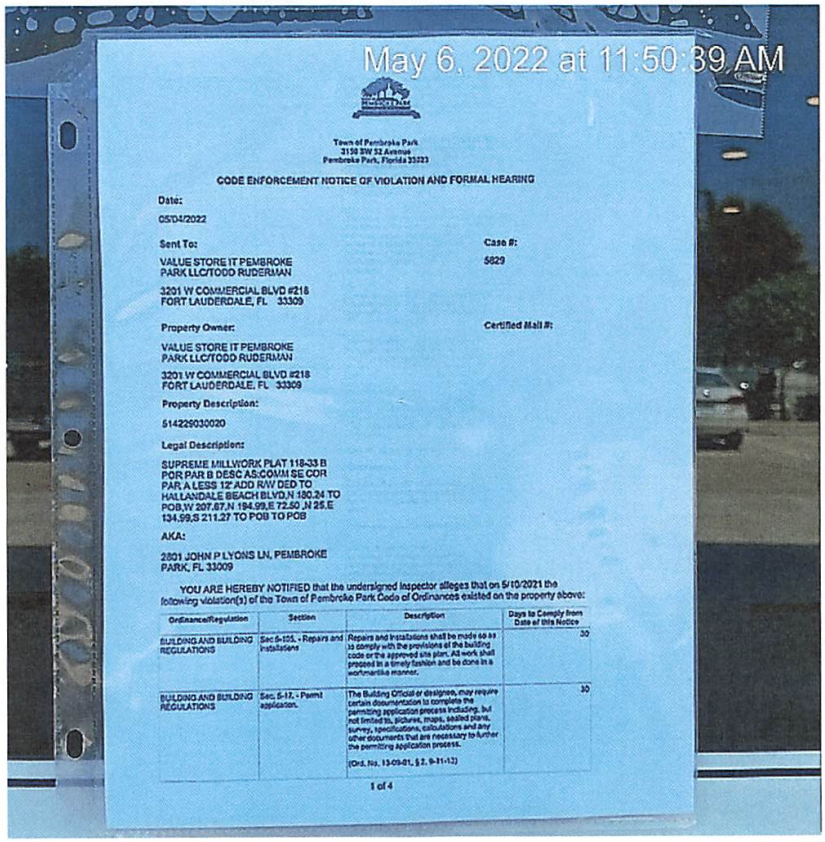
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/04/2022

Sent To:
VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN

3201 W COMMERCIAL BLVD #218
FORT LAUDERDALE, FL 33309

Case #:
5829

Property Owner:
VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN

3201 W COMMERCIAL BLVD #218
FORT LAUDERDALE, FL 33309

Certified Mail #:

Property Description:
514229030020

Legal Description:
SUPREME MILLWORK PLAT 118-33 B POR PAR B DESC AS:COMM SE COR PAR A LESS 12' ADD R/W DED TO HALLANDALE BEACH BLVD,N 180.24 TO POB,W 207.87,N 194.99,E 72.50 ,N 25.E 134.99,S 211.27 TO POB TO POB

AKA:
2801 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 6-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 6-12. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-81, § 2, 9-11-13)	30

1 of 4



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/04/2022

Sent To:

VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN

3201 W COMMERCIAL BLVD #218
FORT LAUDERDALE, FL 33309

Case #:

5829

Property Owner:

VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN

3201 W COMMERCIAL BLVD #218
FORT LAUDERDALE, FL 33309

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	10

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30

1. Operating U-Haul Rental without a Certificate of Use. Cease all "U-Haul Rental" until Business Tax Receipt/Certificate of Use is approved or obtained.
2. Installed U-Haul Rental cabinet sign 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 Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

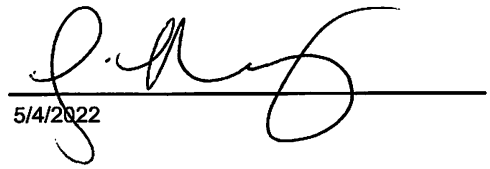
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



5/4/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN

3201 W COMMERCIAL BLVD #218
FORT LAUDERDALE, FL 33309

Case #:

5829

Date:

05/10/2021

Property Owner:

VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN

3201 W COMMERCIAL BLVD #218
FORT LAUDERDALE, FL 33309

Property Description:

514229030020

Certified Mail #:

Legal Description:

SUPREME MILLWORK PLAT 118-33 B POR PAR B DESC AS:COMM SE COR PAR A LESS 12' ADD R/W DED TO HALLANDALE BEACH BLVD,N 180.24 TO POB,W 207.67,N 194.99,E 72.50 ,N 25,E 134.99,S 211.27 TO POB TO POB

AKA:

2801 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

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Joseline Ramirez
Chief Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2801-2805 JOHN P LYONS LANE, PEMBROKE PARK FL 33009
Property Owner	VALUE STORE IT PEMBROKE PARK LLC
Mailing Address	3201 W COMMERCIAL BLVD #218 FORT LAUDERDALE FL 33309

ID #	5142 29 03 0020
Millage	0613
Use	48

Abbr Legal Description	SUPREME MILLWORK PLAT 118-33 B POR PAR B DESC AS:COMM SE COR PAR A LESS 12' ADD R/W DED TO HALLANDALE BEACH BLVD,N 180.24 TO POB,W 207.67,N 194.99,E 72.50 ,N 25,E 134.99,S 211.27 TO POB TO POB

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2019	$1,289,730		$1,289,730	$1,289,730	$28,159.98

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Assessed/SOH	$10,156,430	$10,156,430	$10,156,430	$10,156,430
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$10,156,430	$10,156,430	$10,156,430	$10,156,430

Sales History

Date	Type	Price	Book/Page or CIN
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1/18/2017	WD-T	$100	114158063
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11/30/2016	WD-Q	$3,750,000	114073643
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Eff./Act. Year Built: 2020/2019		

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W								
124140								

Detail by Entity Name

Florida Limited Liability Company
VALUE STORE IT PEMBROKE PARK, LLC

Filing Information

Document Number	L18000211240
FEI/EIN Number	83-1810215
Date Filed	09/05/2018
State	FL
Status	ACTIVE

Principal Address

3201 W. COMMERCIAL BLVD.
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Mailing Address

3201 W. COMMERCIAL BLVD.
SUITE 218
FORT LAUDERDALE, FL 33309

Registered Agent Name & Address

RUDERMAN, TODD A
3201 W. COMMERCIAL BLVD.
SUITE 218
FORT LAUDERDALE, FL 33309

Authorized Person(s) Detail

Name & Address

Title MGR

TARCO PEMBROKE PARK, LLC
3201 W COMMERCIAL BLVD, SUITE 218
FORT LAUDERDALE, FL 33309

Annual Reports

Report Year	Filed Date
2019	04/26/2019
2020	06/19/2020
2021	04/28/2021

Document Images

04/28/2021 -- ANNUAL REPORT	View image in PDF format
06/19/2020 -- ANNUAL REPORT	View image in PDF format
04/26/2019 -- ANNUAL REPORT	View image in PDF format
09/05/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations


U-HAUL
U-HAUL
02/25/2021 16:12


U-HAUL
U-HAUL
02/25/2021 16:12


02/25/2021 16:14


U-HAUL
RENTALS
SELF
01/25/2021 14:45


SELF STORAGE
01/25/2021 14:45

Case Overview

Property/Incident Information

Owner	Address	Site Address
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS	PO BOX 2437 SMYRNA, GA 30081	3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6594 **Date Next Inspection** 5/18/2022

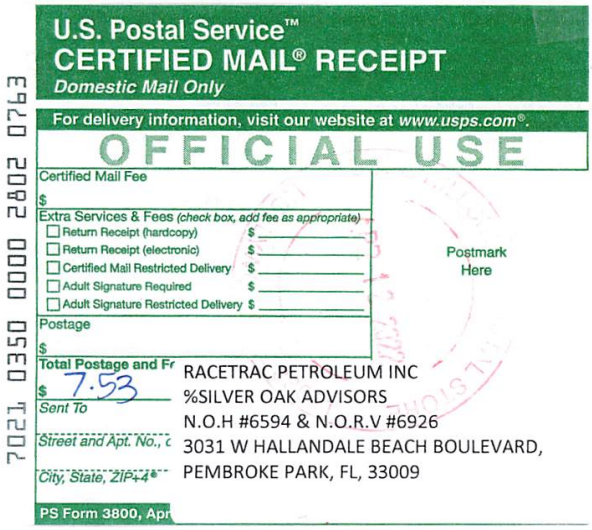
Notes
STOP ALL WORK
1. changing cooler evaporator without permit. Coolers located on the left side, inside store.
Property owner/Contractor (Supreme Mechanical) will need to obtain a Building Permit to perform work.
Double permit fee has been assessed.
Permit #2211487 is in process as of 4/8/22 and is pending completion of inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/30/2021		Notice of Violation	Hand Regular Mail
4/11/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Posted to Property

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	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: 5/18/2022



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fr
$ 7.53

Postmark Here

Sent To
RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

Street and Apt. No., c
N.O.H #6594 & N.O.R.V #6926
3031 W HALLANDALE BEACH BOULEVARD,

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

PS Form 3800, Apr

7021 0350 0000 2802 0763



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 7.53

Postmark Here

Sent To
RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

Street and Apt. No., c
N.O.H #6594 & N.O.R.V #6926
PO BOX 2437,

City, State, ZIP+4®
SMYRNA, GA, 30081

PS Form 3800, Apr

7021 0350 0000 2802 0770

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

Hasler FIRST-CLASS MAIL
01/10/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

PO BOX 2437

Case #:

6594

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

Hasler FIRST-CLASS MAIL
01/10/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

RACETRAC PETROLEUM INC
% SILVER OAK ADVISORS
3031 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

NOVC594



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3031 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	RACETRAC PETROLEUM INC %SILVER OAK ADVISORS
Mailing Address	PO BOX 2437 SMYRNA GA 30081

ID #	5142 29 03 0010
Millage	0613
Use	26-02

Abbr Legal Description	SUPREME MILLWORK PLAT 118-33 B PARCEL A AND A POR OF PARCEL B DESC AS:BEG SE COR SAID PAR A LESS THE 12 FEET ADD R/W DED TO HALLANDALE BEACH BLVD,W 181.80, NW 36.05,N 154.25,E 207.74,S 180.24 TO POB

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$1,107,380	$350,680	$1,458,060	$1,458,060	
2021	$1,107,380	$350,680	$1,458,060	$1,458,060	$31,354.99
2020	$1,038,740	$351,680	$1,390,420	$1,390,420	$30,007.76

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,458,060	$1,458,060	$1,458,060	$1,458,060
Portability	0	0	0	0
Assessed/SOH	$1,458,060	$1,458,060	$1,458,060	$1,458,060
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	$1,458,060	$1,458,060	$1,458,060	$1,458,060

Sales History

Date	Type	Price	Book/Page or CIN
2/3/1995	WD	$450,000	23110 / 840
9/9/1993	SW*	$210,000	21247 / 580

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$29.85	37,098	SF
Adj. Bldg. S.F. (Card, Sketch)		3074
Eff./Act. Year Built: 1996/1995		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RACETRAC PETROLEUM INC CASE NO. 6594
%SILVER OAK ADVISORS

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS AT 11:45 A.M. ON THE 6 DAY OF MAY 2022.

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

TYPE OF SERVICE

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

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

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

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

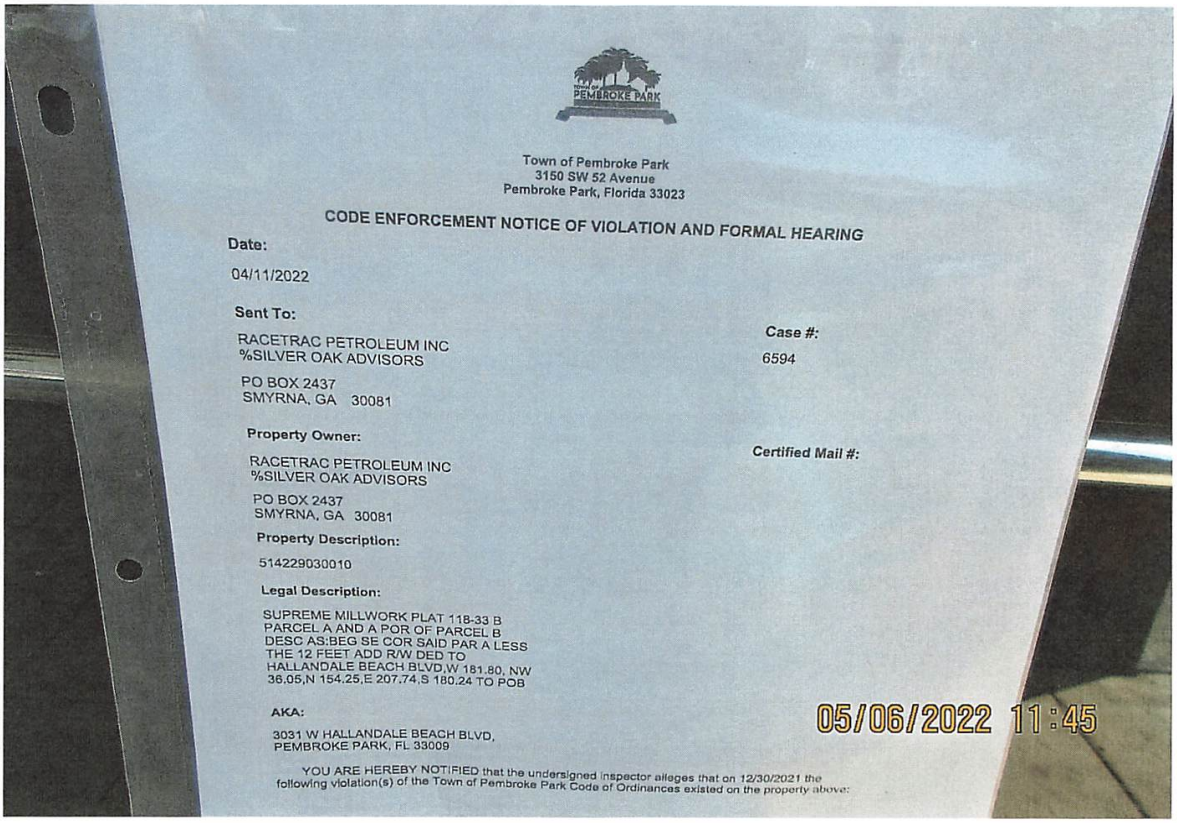
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/11/2022

Sent To:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

PO BOX 2437
SMYRNA, GA 30081

Case #:

6594

Property Owner:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

PO BOX 2437
SMYRNA, GA 30081

Certified Mail #:

Property Description:

514229030010

Legal Description:

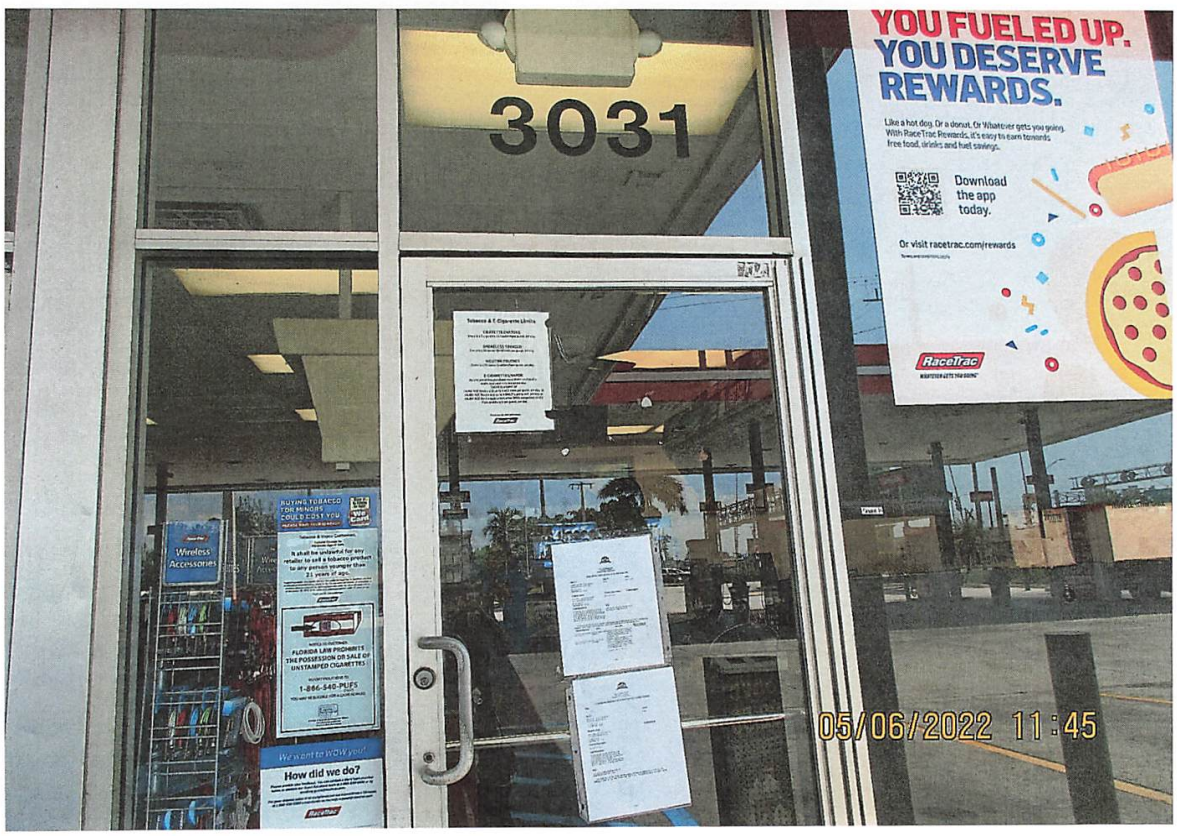
SUPREME MILLWORK PLAT 118-33 B
PARCEL A AND A POR OF PARCEL B
DESC AS:BEG SE COR SAID PAR A LESS
THE 12 FEET ADD R/W DED TO
HALLANDALE BEACH BLVD,W 181.80, NW
36.05,N 154.25,E 207.74,S 180.24 TO POB

AKA:

3031 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

05/06/2022 11:45

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:



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

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Date:

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%SILVER OAK ADVISORS

PO BOX 2437
SMYRNA, GA 30081

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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STOP ALL WORK
1. changing cooler evaporator without permit. Coolers located on the left side, inside store.
Property owner/Contractor (Supreme Mechanical) will need to obtain a Building Permit to perform work.
Double permit fee has been assessed.
Permit #2211487 is in process as of 4/8/22 and is pending completion of inspections.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

4/11/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS PO BOX 2437 SMYRNA, GA 30081	6594	12/30/2021

Property Owner:	Property Description:	Certified Mail #:
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS PO BOX 2437 SMYRNA, GA 30081	514229030010	

Legal Description:	AKA:
SUPREME MILLWORK PLAT 118-33 B PARCEL A AND A POR OF PARCEL B DESC AS:BEG SE COR SAID PAR A LESS THE 12 FEET ADD R/W DED TO HALLANDALE BEACH BLVD,W 181.80, NW 36.05,N 154.25,E 207.74,S 180.24 TO POB	3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

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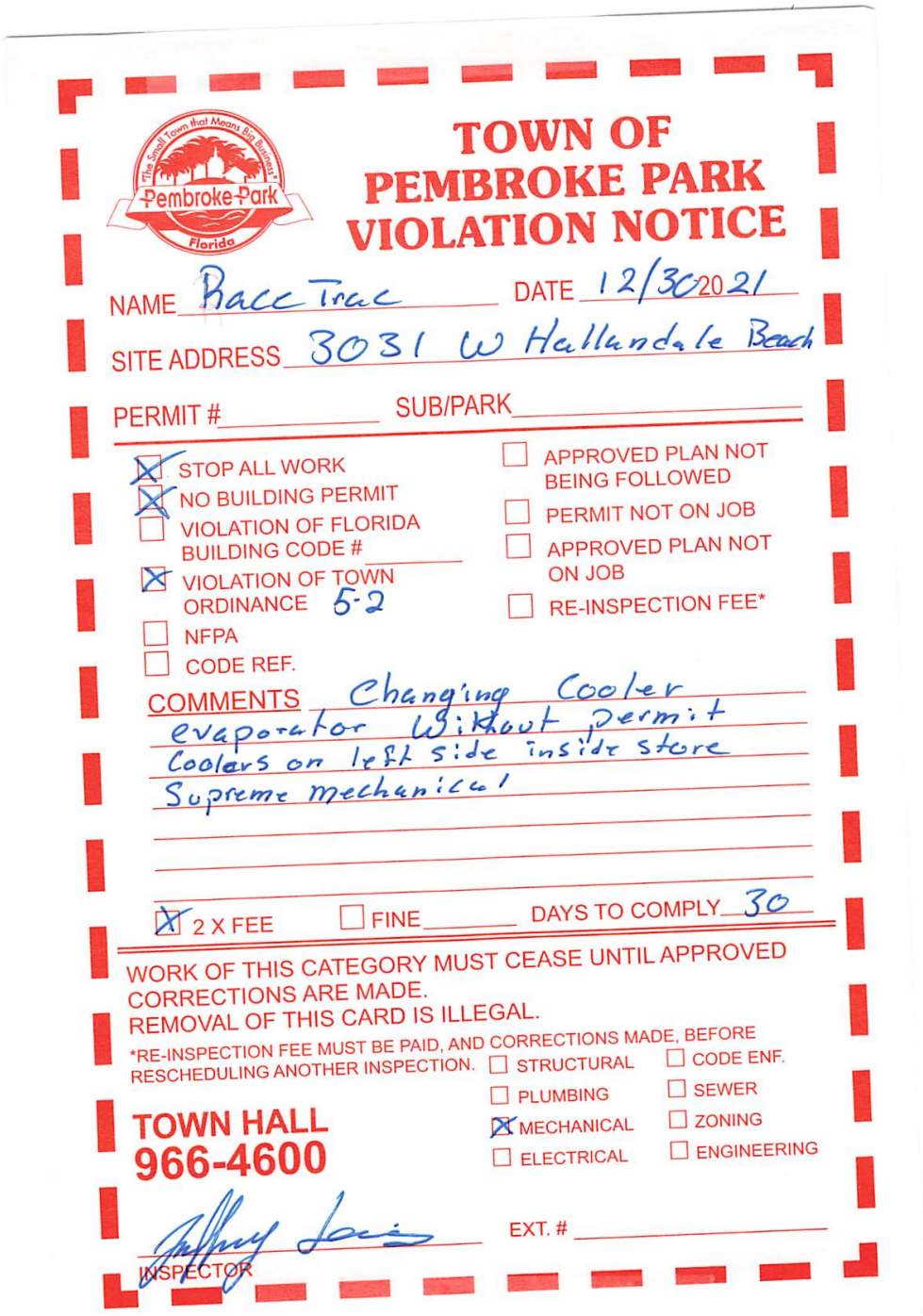
Joseline Ramirez
Chief Code Enforcement Officer



TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Race Trac DATE 12/30/2021

SITE ADDRESS 3031 W Hallandale Beach

PERMIT # _____ SUB/PARK _____

- [X] STOP ALL WORK
- [X] NO BUILDING PERMIT
- [ ] VIOLATION OF FLORIDA BUILDING CODE # _____
- [X] VIOLATION OF TOWN ORDINANCE 5-2
- [ ] NFPA
- [ ] CODE REF.
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS Changing Cooler evaporator Without permit
Coolers on left side inside store
Supreme mechanical

- [X] 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
- [X] MECHANICAL
- [ ] ZONING
- [ ] ELECTRICAL
- [ ] ENGINEERING

TOWN HALL
966-4600

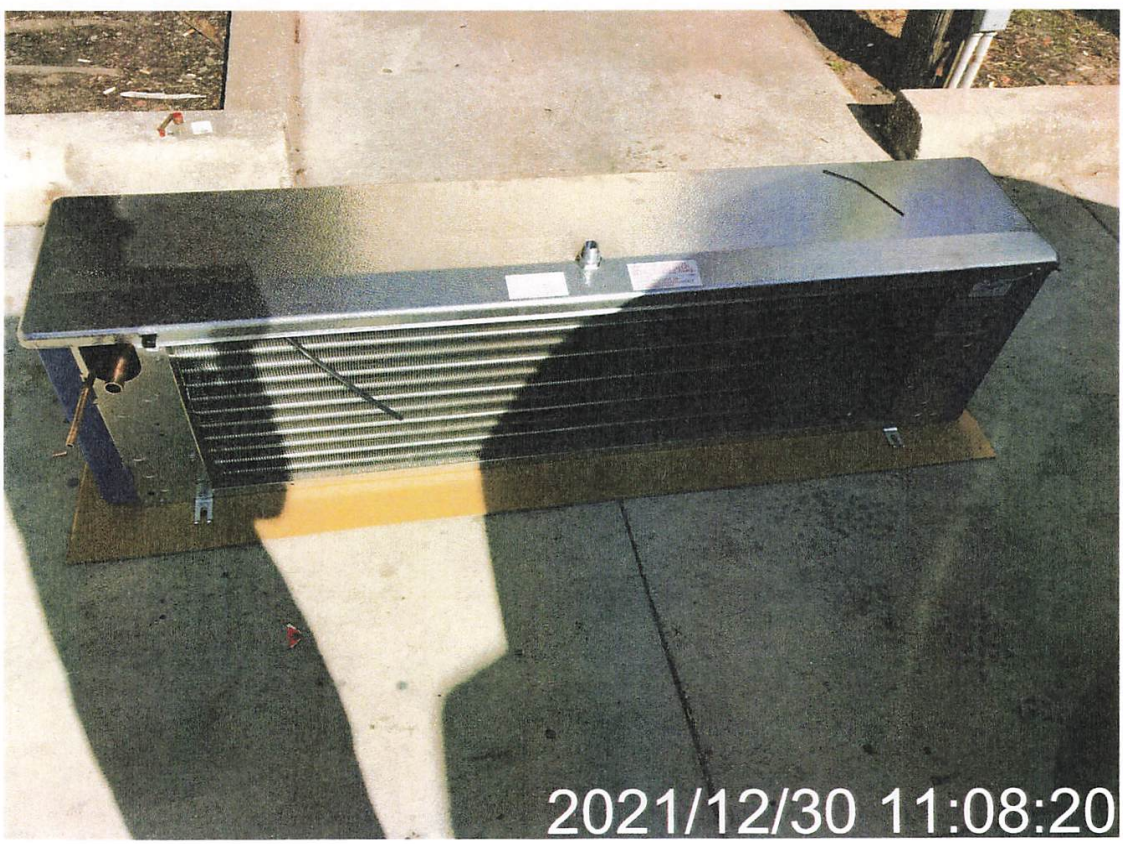
Anthony Lewis
INSPECTOR

EXT. # _____


RaceTrac
PARKING BY DISABLED PERMIT ONLY
$250 FINE
2 for $
or $2.99 each
2021/12/30 1:09:09


2021/12/30 11:12:


2021/12/30 11:13:10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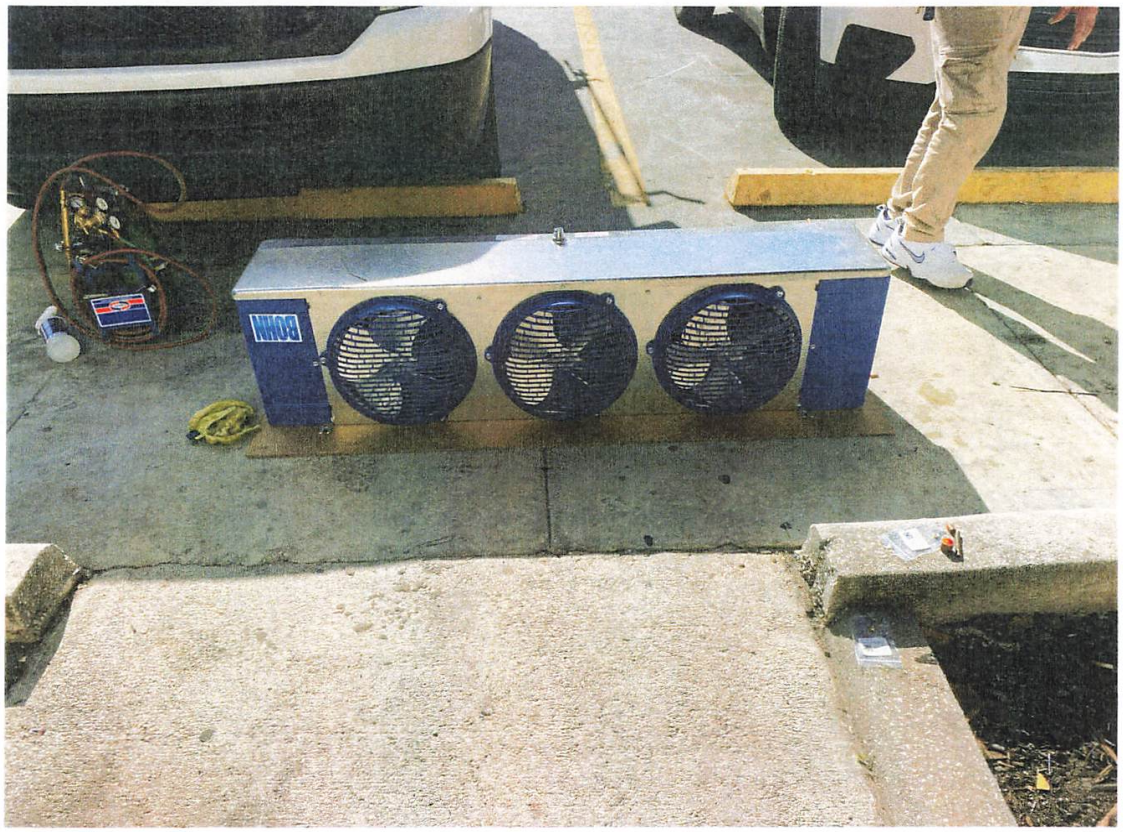
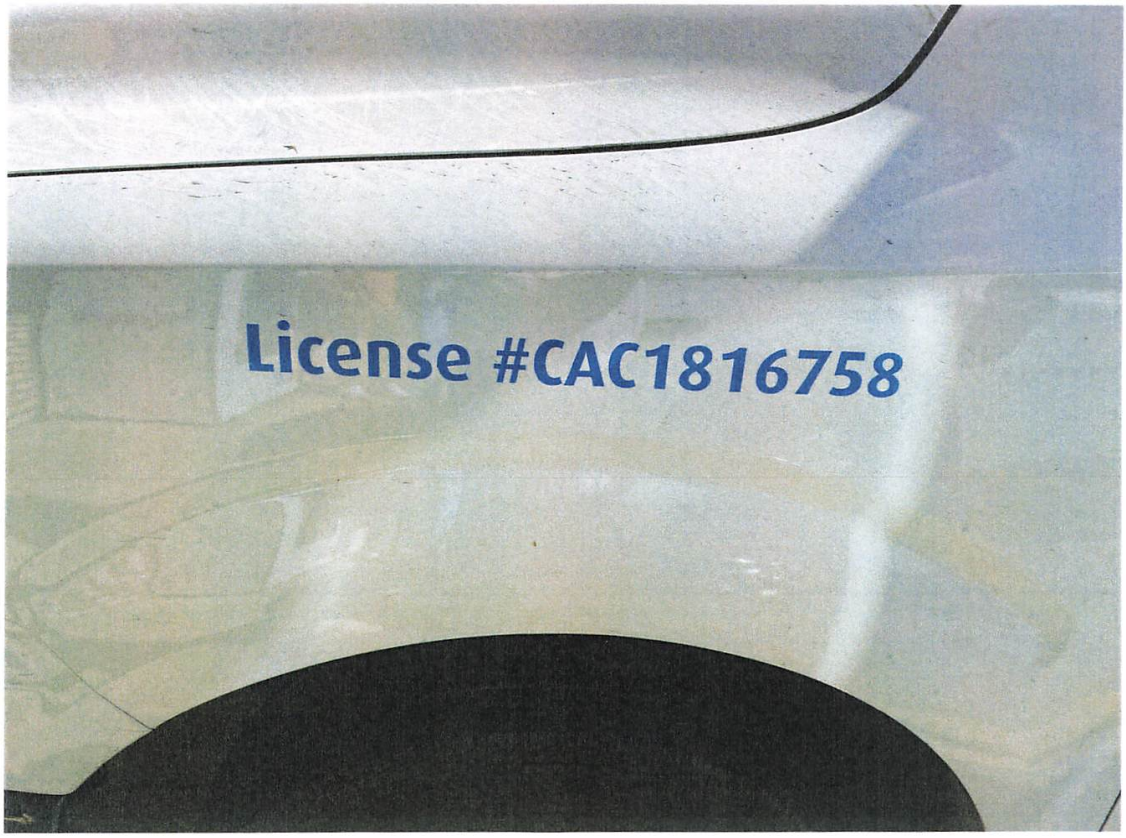

BOHN


NISSAN


2021/12/30 11:10:34



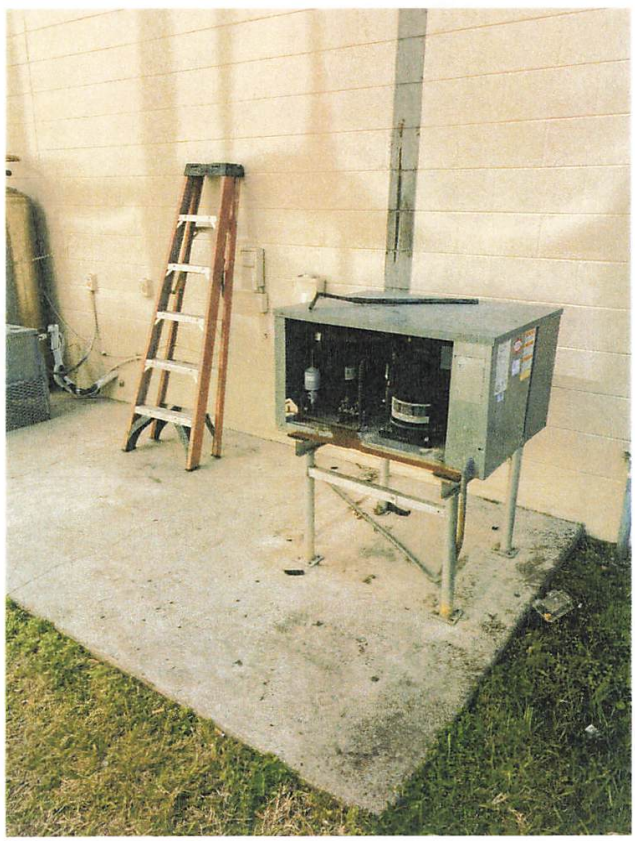

MECHANICAL SERVICES
2021/12/30 11:11:37

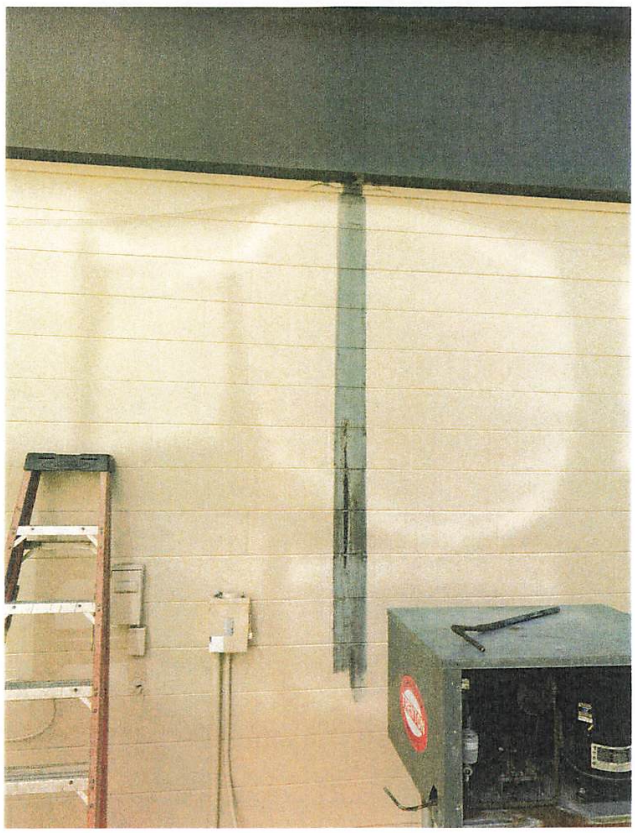

License #CAC1816758


preme
IICAL SERVICES
• REFRIGERATION • ICE MACHINES
954.861.7737
LATION
2021/12/30 11:14:30


Supreme
MECHANICAL SERVICES
AIR CONDITIONING • REFRIGERATION • ICE MACHINES
954.861.7737
SALES • SERVICE • INSTALLATION
2021/12/30 11:08:32


Supreme
MECHANICAL SERVICES
AIR CONDITIONING • REFRIGERATION • ICE MACHINES
954.861.7737
EJG F6U
Performance Nissan
15
NV1500
www.supremmechanicalservices.com





Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE 4520 LLC	470 ANSIN BLVD STE K HALLANDALE BEACH, FL 33009	4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6727 **Date Next Inspection** 5/18/2022

Notes

1. Exterior roof facades have dirt build up. Pressure wash, repair and paint. Complied.
2. Dead palm tree. Replace palm tree with a new one. Complied
3. Prohibited banner signs. Remove all banner signs.
4. Prohibited digital signs. Remove all digital signs.
5. Prohibited neon signs and lights. Remove all neon signs and lights.
6. Installed electrical cameras without a permit. Obtain plans, an after the fact permit and inspections.
7. Exterior maintenance of common areas required. Pressure wash sidewalks, steps or any pathways. Complied.
8. Monument sign is faded and rusted; maintenance required. Wash, repair & paint.
9. Prohibited snipe signs. Remove all snipe signs. Complied.
10. Multiple Business Operating without a license (CAM, Just Insurance, Beauty Supply-UHAUL, Optical, ROZO BTR is incomplete, and Falanchii Boutique, Natalia Studio Spa does not have a BTR). Obtain Business Tax Receipt License, contact Michelle Grooms from Business Tax receipt Dept at 954-966-4600, ex 214. All Business are required to display their Town of Pembroke Park Business Certificate in each unit.
11. Abandon vehicles on property. Remove any vehicle in deplorable condition or without a current tag. Complied.
12. Parking lot has multiple stripes and does not follow the zoning code. Obtain plans, permit and inspection to pave and re-stripe.
13. Prohibited "For Rent" sign. For rent is not up to code. Remove Banner and replace with sign that follows the code. Complied.
14. Tenant Buildout without a Building Permit in unit 11. Obtain a contractor to obtain plans for a permit and inspections.
15. "Enchanted Candels" channel letter sign removed without a permit. Obtain an after the fact permit.
16. Installed multiple change of copies on monument sign without a permit. Obtain plans, an after the fact permit and inspections.
17. Remove all abandon signs from Business no longer there with a demolition permit.
18. Prohibited sandwich signs. Remove all sandwich signs or A frame signs. Complied.
19. All windows must have visibility for public safety remove any signs, structures, items or tinting that impairs visibility. The Code only allows for windows to be covered by 25 % per window.

Double permit fee assessed.
Please contact the Building Dept. to obtain a permit or for any permit questions at 954-966-4600, ext. 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/7/2022		Notice of Violation	Regular Mail
5/3/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Case Overview

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2022
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: 5/18/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-176. - Annual renewal and delinquent renewal penalties.	(a)A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.(b)Upon the issuance of a certificate of use for a building or premises, an annual inspection will be conducted thereafter to determine that each building or premises complies with all...	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-25. - Separate violation for each day of business without business tax receipt.	Each day that a person or business entity engages in, conducts or manages any business, occupation or profession without having first obtained a business tax receipt shall constitute a separate and distinct violation of this Article. (Ord. No. 58-2-1(#7), § 9, 2-4-58; Ord. No. 14-06-04, § 9, 6-11-14)	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 5/18/2022
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 5/18/2022
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 5/18/2022

Case Overview

SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 5/18/2022

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 6727

Hasler FIRST-CLASS MAIL
02/08/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:
HALLANDALE 4520 LLC
Rodrigo Nahabetian
470 ANSIN BLVD STE K
HALLANDALE BEACH, FL 33009

Case #:
6727

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 6727

Hasler FIRST-CLASS MAIL
02/08/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Hallandale 4520, LLC
4520 W Hallandale Beach Blvd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 6727

Hasler FIRST-CLASS MAIL
02/08/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Esteban Aloia
19300 NE 22nd Ave
North Miami, FL 33180



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.53

Total Postage and F
$

Sent To HALLANDALE 4520 LLC
N.O.H #6727

Street and Apt. No., 4520 W HALLANDALE BEACH BOULEVARD,

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

PS Form 3800, Ap

USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 3302
MAY - 3 2022
Postmark Here

7021 1970 0000 4565 9743



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

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

Postage
$ 7.53

Total Postage and F
$

Sent To HALLANDALE 4520 LLC
N.O.H #6727

Street and Apt. No., 470 ANSIN BLVD STE K,

City, State, ZIP+4® HALLANDALE BEACH, FL, 33009

PS Form 3800, Ap

USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 3302
MAY - 3 2022
Postmark Here

7021 1970 0000 4565 9750

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

Detail by Entity Name

Florida Limited Liability Company
HALLANDALE 4520, LLC

Filing Information

Document Number	L17000124021
FEI/EIN Number	82-1787067
Date Filed	06/06/2017
State	FL
Status	ACTIVE

Principal Address

470 ANSIN BLVD STE K
HALLANDALE, FL 33009

Mailing Address

470 ANSIN BLVD STE K
HALLANDALE, FL 33009

Registered Agent Name & Address

NAHABETIAN, RODRIGO
470 ANSIN BLVD STE K
HALLANDALE, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

ALOIA, ESTEBAN
19300 NE 22ND AVE
NORTH MIAMI, FL 33180

Annual Reports

Report Year	Filed Date
2020	01/17/2020
2021	01/12/2021
2022	01/23/2022

Document Images

01/23/2022 -- ANNUAL REPORT View image in PDF format

01/12/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
01/22/2019 -- ANNUAL REPORT	View image in PDF format
01/26/2018 -- ANNUAL REPORT	View image in PDF format
06/06/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4520 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	HALLANDALE 4520 LLC
Mailing Address	470 ANSIN BLVD STE K HALLANDALE BEACH FL 33009

ID #	5142 30 09 0720
Millage	0613
Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 23,23A,24,24A,25,25A,26, 26A,27,28 BLK 50 LESS N 10 FT OF LOTS 23 THRU 28,BLK 50

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$552,660	$2,921,160	$3,473,820	$3,473,820	
2021	$552,660	$2,921,160	$3,473,820	$3,473,820	$74,703.12
2020	$552,660	$2,921,160	$3,473,820	$3,473,820	$74,971.28

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,473,820	$3,473,820	$3,473,820	$3,473,820
Portability	0	0	0	0
Assessed/SOH	$3,473,820	$3,473,820	$3,473,820	$3,473,820
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,473,820	$3,473,820	$3,473,820	$3,473,820

Sales History

Date	Type	Price	Book/Page or CIN
7/6/2017	WD-D	$5,100,000	114501403
11/14/2016	WD-T	$100	114083045
5/8/2013	WD-E	$440,000	111578224
6/28/2002	SWD	$325,000	33458 / 1213
11/28/2000	CET	$200,000	31092 / 380

Land Calculations

Price	Factor	Type
$11.00	50,242	SF
Adj. Bldg. S.F. (Card, Sketch)		12878
Eff./Act. Year Built: 2016/2015		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
HALLANDALE 4520 LLC		CASE NO. 6727
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HALLANDALE 4520 LLC AT 10:04 AM. ON THE 6 DAY OF MAY 2022.

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

TYPE OF SERVICE

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

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

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

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

_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

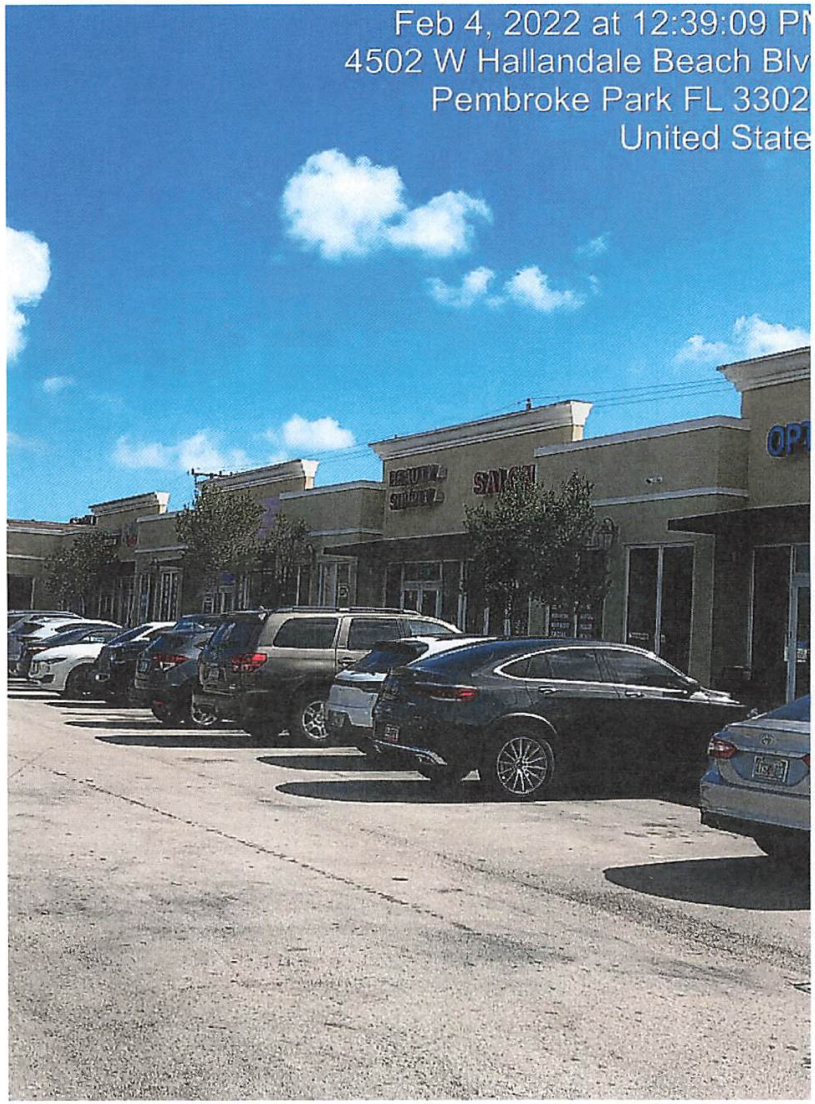
_____
Signature

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

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


Feb 4, 2022 at 12:38:59 PM
4502 W Hallandale Beach Blv
Pembroke Park FL 3302
United States
ROZO
NATALIA STUDIO SPA
SPIRITUAL CANDLES
LUCKY BATH
CONSULTING
CANDLES
OILS


Feb 4, 2022 at 12:39:06 PM
4502 W Hallandale Beach Blv
Pembroke Park FL 3302
United States
OPTICAL
SMOKE SHOP
OPEN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4502 W Hallandale Beach Blv
Pembroke Park FL 3302
United State


Feb 4, 2022 at 12:39:42 PM
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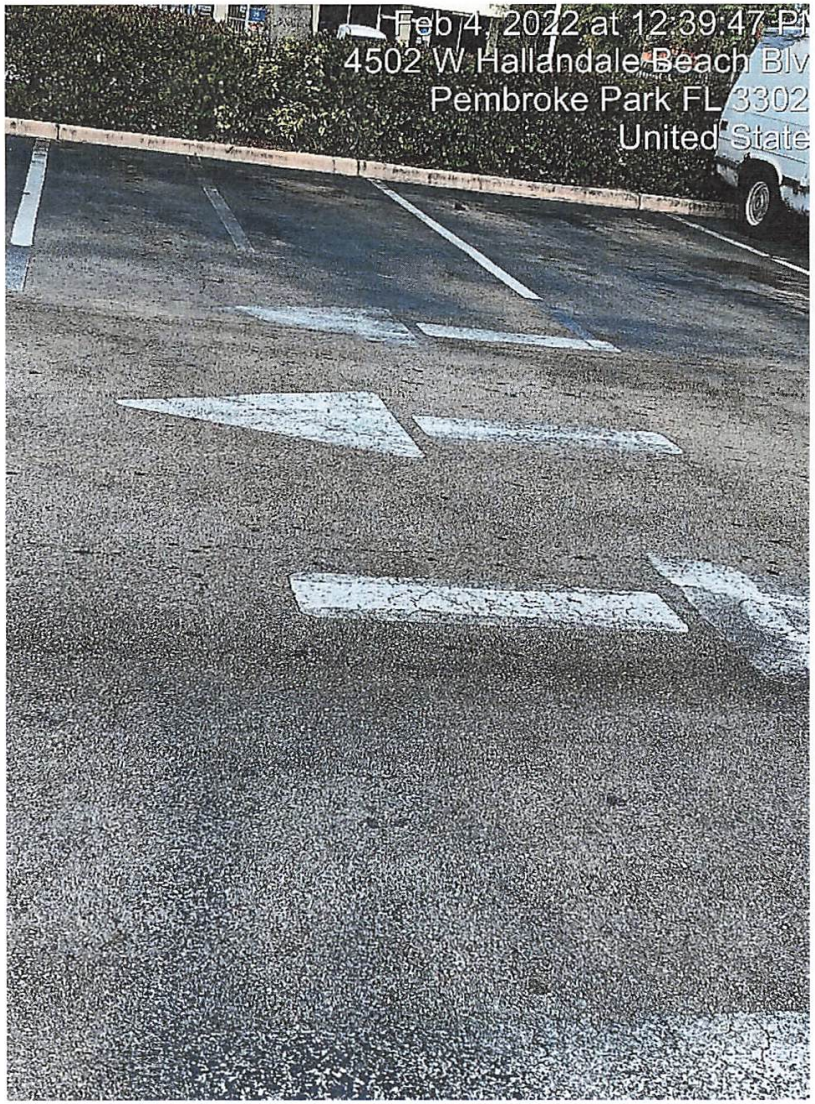
Pembroke Park FL 3302
United State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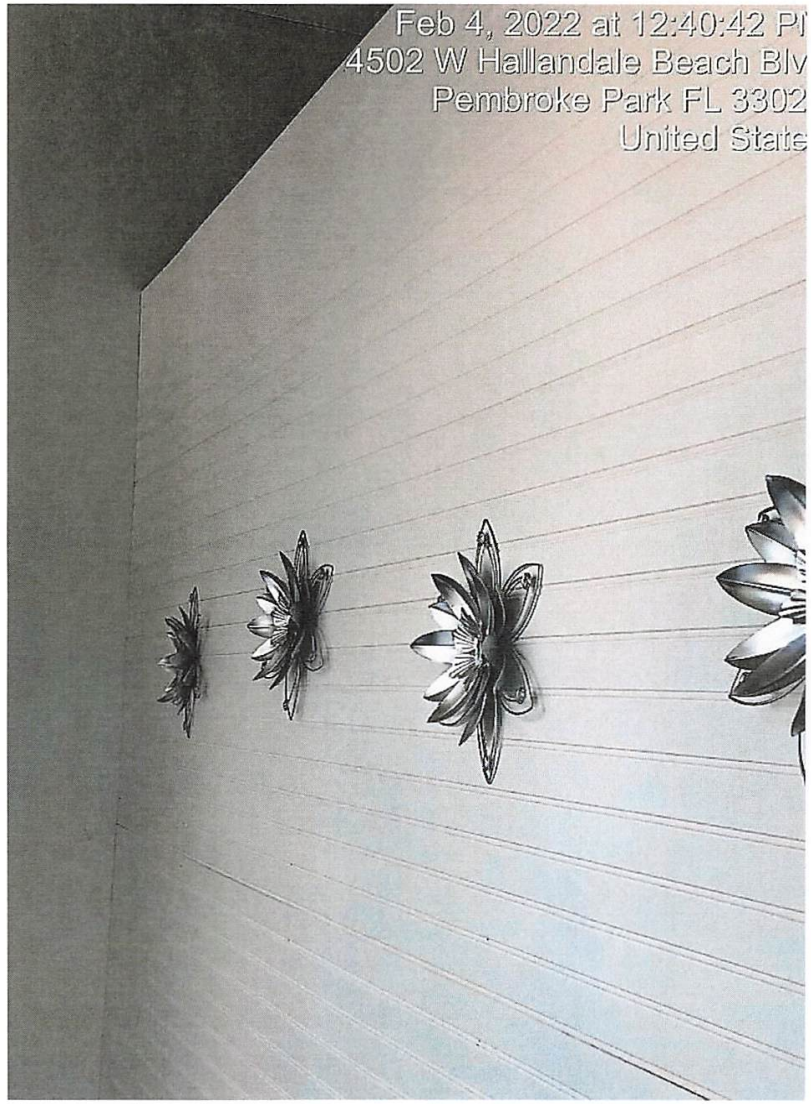
4502 W Hallandale Beach Blv
Pembroke Park FL 3302
United State


Feb 4, 2022 at 12:40:00 PM
4502 W Hallandale Beach Blv
Pembroke Park FL 3302
United State
STUDIO SPA
11
Come In
OPEN


Feb 4, 2022 at 12:40:03 PI
4502 W Hallandale Beach Blv
Pembroke Park FL 3302
United State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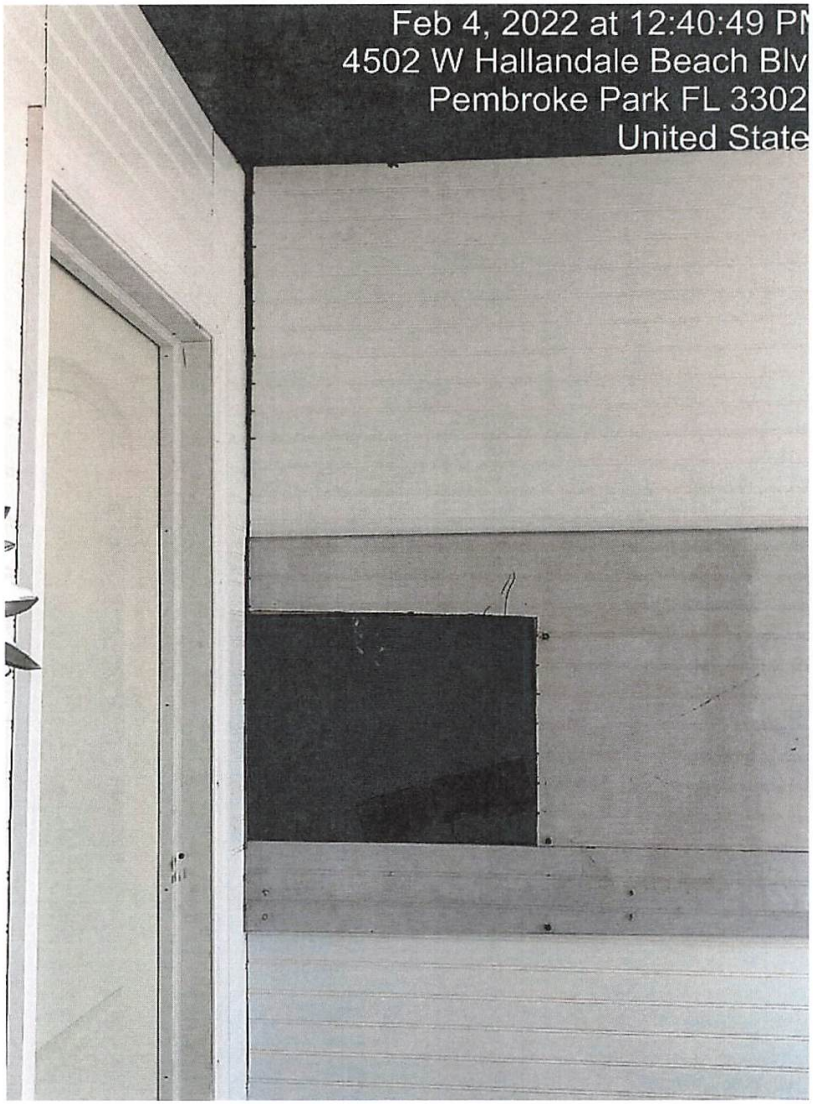
4502 W Hallandale Beach Blv
Pembroke Park FL 3302
United State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4502 W Hallandale Beach Blv
Pembroke Park FL 3302
United State


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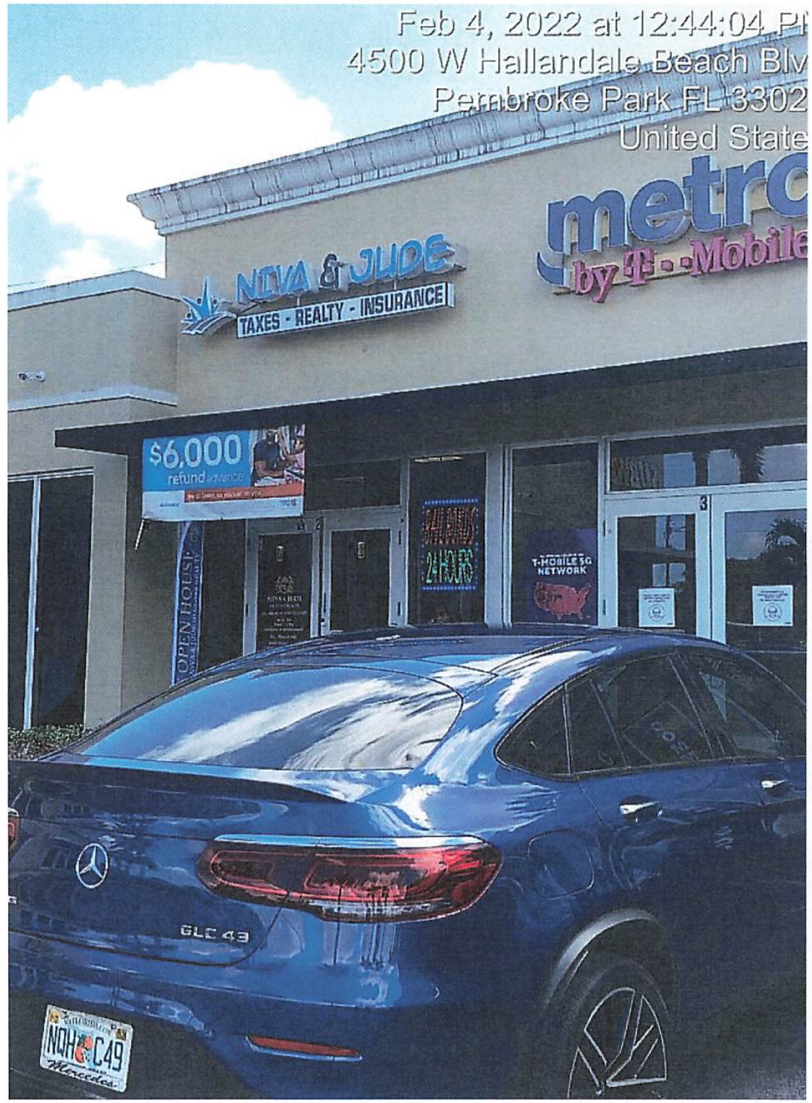
Pembroke Park FL 3302
United State
SUBWAY
SMOKE
SHOP


Feb 4, 2022 at 12:42:49 PM
4502 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Feb 4, 2022 at 12:43:08 PM
4502 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
888-ADMIT-IT

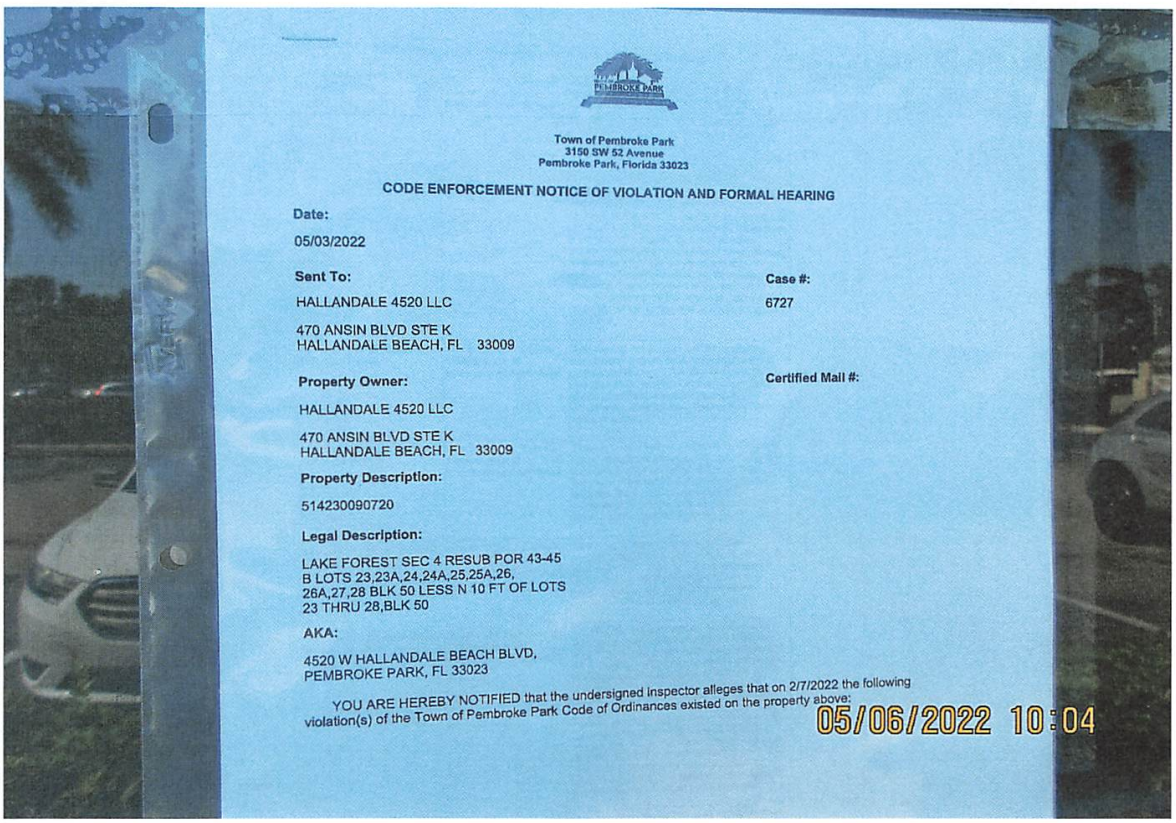

Feb 4, 2022 at 12:43:48 PM
4500 W Hallandale Beach Blv
Pembroke Park FL 3302
United State
Just Insurance
Brokers
Falanchii Boutique
INSURANCE
HOMEOWN
954.374.8568


Feb 4, 2022 at 12:44:04 PM
4500 W Hallandale Beach Blv
Pembroke Park FL 3302
United State
NIVA & JUDE
TAXES - REALTY - INSURANCE
$6,000
refund
OPEN HOUSE
T-MOBILE 5G NETWORK
GLC 43


Feb 4, 2022 at 12:46:41 PI
4520 W Hallandale Beach Blv
Pembroke Park FL 3302
United State
PASTA
SALAD
WINGS


Feb 4, 2022 at 12:47:07 PI
4520 W Hallandale Beach Blv
Pembroke Park FL 3302
United State
4520 HALLANDALE PLAZA
BARBERSHOP
SUBWAY
NIVA & JUDE
ENTERPRISES
NAILS & SPA
Hungry Howie's
FLAVORED CRUST PIZZA
metro
Hair By Sharon
Just
Insurance
GOODNESS & MERCY AFRICAN MARKET
SMOKESHOP
CAM
OPTICAL
TAX & ACCOUNTING


Feb 4, 2022 at 12:47:10 PM
4520 W Hallandale Beach Blvd
Pembroke Park, FL 3302
United State
FOR
RENT
(954)
13-5487
SPA



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/03/2022

Sent To:

HALLANDALE 4520 LLC

470 ANSIN BLVD STE K
HALLANDALE BEACH, FL 33009

Case #:

6727

Property Owner:

HALLANDALE 4520 LLC

470 ANSIN BLVD STE K
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514230090720

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOTS 23,23A,24,24A,25,25A,26,
26A,27,28 BLK 50 LESS N 10 FT OF LOTS
23 THRU 28,BLK 50

AKA:

4520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/7/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

05/06/2022 10:04




STOP
4520 HALLANDALE PLAZA
SUBWAY
BARBERSHOP
NAILS & SPA
NIVA & JUDE
ENTERPRISES
metro by T-Mobile
Hungry Howie's
FLAVORED CRUST PIZZA
Just
Insurance
Brokers
Hair By Sharon
SMOKESHOP
OPTICAL
05/06/2022 10:05

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/03/2022

Sent To:

HALLANDALE 4520 LLC

470 ANSIN BLVD STE K
HALLANDALE BEACH, FL 33009

Case #:

6727

Property Owner:

HALLANDALE 4520 LLC

470 ANSIN BLVD STE K
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514230090720

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOTS 23,23A,24,24A,25,25A,26,
26A,27,28 BLK 50 LESS N 10 FT OF LOTS
23 THRU 28,BLK 50

AKA:

4520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/7/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176. - Annual renewal and delinquent renewal penalties.	(a)A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.(b)Upon the issuance of a certificate of use for a building or premises, an annual inspection will be conducted thereafter to determine that each building or premises complies with all...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-25. - Separate violation for each day of business without business tax receipt.	Each day that a person or business entity engages in, conducts or manages any business, occupation or profession without having first obtained a business tax receipt shall constitute a separate and distinct violation of this Article. (Ord. No. 58-2-1(#7), § 9, 2-4-58; Ord. No. 14-06-04, § 9, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30
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
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	30

SIGNS AND ADVERTISING Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

1. Exterior roof facades have dirt build up. Pressure wash, repair and paint. Complied.
2. Dead palm tree. Replace palm tree with a new one. Complied
3. Prohibited banner signs. Remove all banner signs.
4. Prohibited digital signs. Remove all digital signs.
5. Prohibited neon signs and lights. Remove all neon signs and lights.
6. Installed electrical cameras without a permit. Obtain plans, an after the fact permit and inspections.
7. Exterior maintenance of common areas required. Pressure wash sidewalks, steps or any pathways. Complied.
8. Monument sign is faded and rusted; maintenance required. Wash, repair & paint.
9. Prohibited snipe signs. Remove all snipe signs. Complied.
10. Multiple Business Operating without a license (CAM, Just Insurance, Beauty Supply-UHAUL, Optical, ROZO BTR is incomplete, and Falanchii Boutique, Natalia Studio Spa does not have a BTR). Obtain Business Tax Receipt License, contact Michelle Grooms from Business Tax receipt Dept at954-966-4600, ex 214. All Business are required to display their Town of Pembroke Park Business Certificate in each unit.
11. Abandon vehicles on property. Remove any vehicle in deplorable condition or without a current tag. Complied.
12. Parking lot has multiple stripes and does not follow the zoning code. Obtain plans, permit and inspection to pave and re-stripe.
13. Prohibited "For Rent" sign. For rent is not up to code. Remove Banner and replace with sign that follows the code. Complied.
14. Tenant Buildout without a Building Permit in unit 11. Obtain a contractor to obtain plans for a permit and inspections.
15. "Enchanted Candels" channel letter sign removed without a permit. Obtain an after the fact permit.
16. Installed multiple change of copies on monument sign without a permit. Obtain plans, an after the fact permit and inspections.
17. Remove all abandon signs from Business no longer there with a demolition permit.
18. Prohibited sandwich signs. Remove all sandwich signs or A frame signs. Complied.
19. All windows must have visibility for public safety remove any signs, structures, items or tinting that impairs visibility. The Code only allows for windows to be covered by 25 % per window.
Double permit fee assessed.
Please contact the Building Dept. to obtain a permit or for any permit questions at 954-966-4600, ext. 182.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

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8. Monument sign is faded and rusted; maintenance required. Wash, repair & paint.
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12. Parking lot has multiple stripes and does not follow the zoning code. Obtain plans, permit and inspection to pave and re-stripe.
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THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

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

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

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

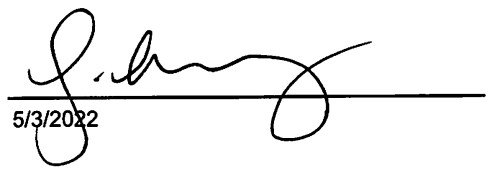
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



5/3/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

HALLANDALE 4520 LLC

470 ANSIN BLVD STE K
HALLANDALE BEACH, FL 33009

Case #:

6727

Date:

02/07/2022

Property Owner:

HALLANDALE 4520 LLC

470 ANSIN BLVD STE K
HALLANDALE BEACH, FL 33009

Property Description:

514230090720

Certified Mail #:

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 23,23A,24,24A,25,25A,26, 26A,27,28 BLK 50 LESS N 10 FT OF LOTS 23 THRU 28,BLK 50

AKA:

4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/7/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
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SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	30
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Notes/Means of Correction:

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2. Dead palm tree. Replace palm tree with a new one.
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5. Prohibited neon signs and lights. Remove all neon signs and lights.
6. Installed electrical cameras without a permit. Obtain plans, an after the fact permit and inspections.
7. Exterior maintenance of common areas required. Pressure wash sidewalks, steps or any pathways.
8. Monument sign is faded and rusted; maintenance required. Wash, repair & paint.
9. Prohibited snipe signs. Remove all snipe signs.
10. Multiple Business Operating without a license (CAM, Beauty Supply-UHAUL, ROZO BTR is incomplete, and Natalia Studio Spa does not have a BTR). Obtain Business Tax Receipt License, contact Michelle Grooms from Business Tax receipt Dept at 954-966-4600, ex 214. All Business are required to display their Town of Pembroke Park Business Certificate in each unit.
11. Abandon vehicles on property. Remove any vehicle in deplorable condition or without a current tag.
12. Parking lot has multiple stripes and does not follow the zoning code. Obtain plans, permit and inspection to pave and re-stripe.
13. Prohibited "For Rent" sign. For rent is not up to code. Remove Banner and replace with sign that follows the code.
14. Tenant Buildout without a Building Permit in unit 11. Obtain a contractor to obtain plans for a permit and inspections.
15. "Enchanted Candels" channel letter sign removed without a permit. Obtain an after the fact permit.
16. Installed multiple change of copies on monument sign without a permit. Obtain plans, an after the fact permit and inspections.
17. Remove all abandon signs from Business no longer there with a demolition permit.
18. Prohibited sandwich signs. Remove all sandwich signs or A frame signs.
19. All windows must have visibility for public safety remove any signs, structures, items or tinting that impairs visibility. The Code only allows for windows to be covered by 25 % per window.
Double permit fee assessed.
Please contact the Building Dept. to obtain a permit or for any permit questions at 954-966-4600, ext. 182.

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

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

Joseline Ramirez
Chief Code Enforcement Officer


Δ8
THC
Flower
Gummies
Vapes, Etc
10/20/2021 08:22


NAILS & SPA
metro
SMOKE SHOP
OPTICAL
COUNTING
Δ8
THC
Flower
Gummies
Vapes, Etc
10/20/2021 08:21


Hungry Howie's
FLAVORED CRUST PIZZA
SALAD
(754)
777-7047
07/19/2021 08:22


Hungry Howie's
FLAVORED CRUST PIZZA
PIZZA
PASTA
SALAD
(754)
777-7047
07/19/2021 08:22


STOP
07/19/2021 08:22


Ballerina
Nails & Spa
Pedicure
Manicure
Waxing
07/19/2021 08:22


07/19/2021 08:23


11
07/19/2021 08:23


10
SPIRITUAL CANDLES
LUCKY BATH
CONSULTING
CANDLES
Office Hours:
Monday to Friday
9am - 6pm
Saturday & Sunday
By appointment
VODOU
MEDITATION
LECTURES
OILS
07/19/2021 08:23


CAL
SMOKE SHOP
OPEN
9
DELTA 8 DELTA
NEW VAPE
954.374.9539
STORE HOURS
ATM
CBD
KRATOM
07/19/2021 08:23


OPTICAL
SMOK
8
NEW VUE
Back To School BOGO
954.374.9839
Store Hours
NEW VUE
954.374.9539
DELTA
07/19/2021 08:24


SALON
7
REDKEN
RELAXER
HAIR BOTOX
HAIR CUTS
COLOR
HIGHLIGHTING
WAVE NUEVO
FACIAL
WAXING
MANICURE
PEDICURE
GEL NAILS
07/19/2021 08:24


BEAUTY
SUPPLY
SAL
CAM
CAM
CAM
Tel. Gratis
1-800-934-0449
6
7
U-HAUL
ATM
T-MOBILE
PREPAID
$50
MIZANI.
L'ORÉAL
07/19/2021 08:24


Salanchii Boutique
5
954.374.8368
AMBI
07/19/2021 08:24


Just Insurance
Brokers
Salanchii Boutique
AUTO INSURANC
OBAMACARE
ENROLL HERE
Commercial
Home
Life
Motorcycle
Health
Notary Public
INSURANCE
HOMEOWNERS
Just Insurance
954-639-7809
4
5
07/19/2021 08:24


- AUTO -
4
07/19/2021 08:24


Brokers
SURANC
Liquid Vitamin
07/19/2021 08:25


Boutique
ALL SIZES AVAILABLE
DISCOVER THE NEW SHOPPING EXPERIENCE
07/19/2021 08:25


metro
by T-Mobile
BAIL BONDS
MAKE YOUR HARD EARNED MONEY GO FURTHER
ZERO FEES TO SWITCH
LOWEST PRICE UNLIMITED
$25
07/19/2021 08:25


NIVA & JUDE
TAXES - REALTY - INSURANCE
24 HOURS
BAIL BONDS
OPEN
07/19/2021 08:25


2
BAIL BONDS
24 HOURS
ATM
INSIDE
CLOSED
07/19/2021 08:25


SUBWAY
07/19/2021 08:25


SUBWAY
WE CATER
07/19/2021 08:26

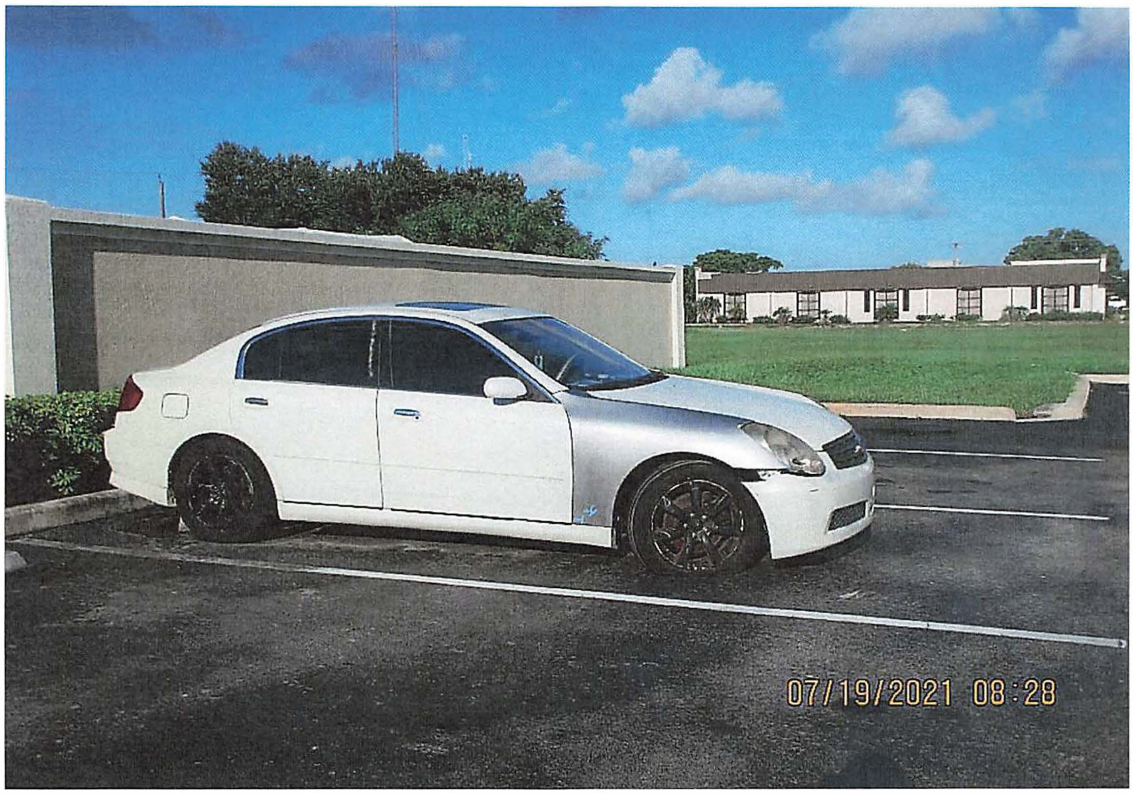

WE CATER
07/19/2021 08:26


WAY
CUSTOMERS
ONLY
30
MIN
LIMIT
07/19/2021 08:26


PAUL'S
AUTO SALES
SINCE 1993
BUY HERE - PAY HERE
4411
07/19/2021 08:27


4520 HALLANDALE PLAZA
SUBWAY
BARBERSHOP
NAILS & SPA
NIVA & JUDE
ENTERPRISES
metro by T-Mobile
Hungry Howie's
FLAVORED CRUST PIZZA
Just Insurance
Brokers
Hair By Sharon
SMOKESHOP
OPTICAL
UNI TRANSFER
TAX & ACCOUNTING
07/19/2021 08:27


4520 HALLANDALE PLAZA
BARBERSHOP
SUBWAY
NIVA & JUDE
ENTERPRISES
NAILS & SPA
Hungry Howie's
FLAVORED CRUST PIZZA
metro by T-Mobile
Hair By Sharon
Just Insurance
Brokers
SMOKESHOP
CAM
OPTICAL
TAX & ACCOUNTING
07/19/2021 08:28


07/19/2021 08:28


MYFLORIDA.COM
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06-20
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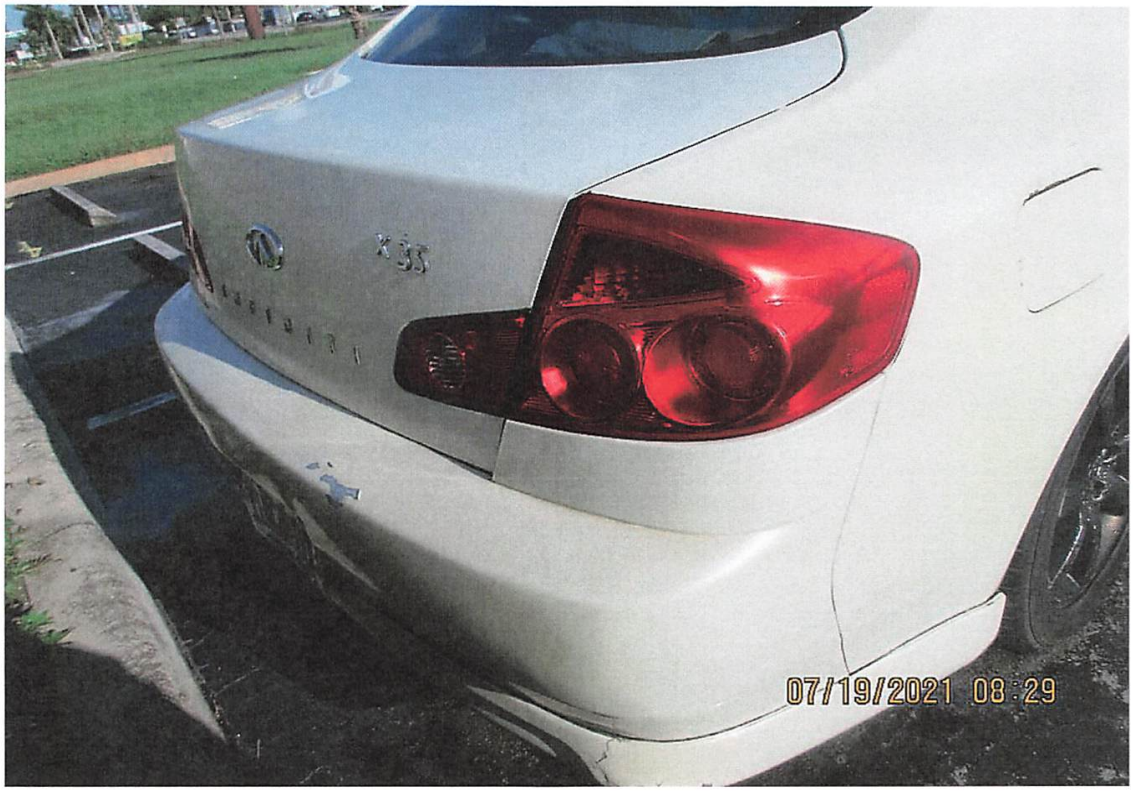

07/19/2021 08:29


07/19/2021 08:30


07/19/2021 08:30


07/19/2021 08:31

07/19/2021 08:22
NEW!
TACO PIZZA
Hungry Howies
FLAVORED CRUST PIZZA

07/19/2021 08:22
NEW!
TACO PIZZA
Hungry Howies
FLAVORED CRUST PIZZA

Case Overview

Property/Incident Information

Owner	Address	Site Address
KENNETH &CHERYL A DASILVA REV TR DASILVA,KENNETH &CHERYL A TRSTEE	5480 SW 100 AVE COOPER CITY, FL 33328	3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6886 **Date Next Inspection** 5/18/2022

Notes

1. Wooden fence has erosion and is fallen. Install new wooden or remove wooden fence with permits and inspections.
2. Parking vehicles on grass/swale areas. Remove all vehicles from grass/swale area and restore with new sod.
3. Parking lot has cracks, holes, oil stains and damage. Pave and re-stripe parking lot with permit and inspections.
4. Exterior building and common areas has dirt build up. Pressure wash, repair and paint exterior.
5. Roof exterior has dirt build. Wash or chemical treat roof to remove dirt build up.
6. Portable container requires maintenance. Pressure wash & paint portable container/storage container to match building color.
7. Storing tires outside, storing of appliances, tables, and chairs; outdoor storage is prohibited. Remove all items store inside.
8. Overgrown hedges. Trim all overgrown hedges.
9. Damaged irrigation system. Obtain a permit and inspections to repair or remove irrigation system.
10. Sales of cars is prohibited and violates the certificate of use/business tax receipt. Hatian Tires is only allowed to sell tires. Remove all vehicles that are for sale.
11. Multiple abandon vehicles on property (no tags). Remove all abandon vehicles.
12. Dumping trash on swale. Remove all trash and debris from swale area.

Contact the Building Dept at 954-966-4600, ext. 182 to obtain permit and inspections.
Contact the Code Dept. at 954-966-4600, ext 215 when permits are complete and when maintenance is complete.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/24/2022		Notice of Violation	Regular Mail
5/3/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 5/18/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2022
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: 5/18/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 5/18/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-3. - Declaration of nuisance.	The accumulation and storage of abandoned property on private property shall constitute a nuisance, detrimental to the health, safety and welfare of the inhabitants of the Town, and it shall be the duty of the private property owner or lessee or other person in possession of the private property upon which such abandoned property is located to remove same from the Town, or have the same housed in a building where it will not be visible from the street. (Ord. No. 98-4-2, § 3, 4-8-98)	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 5/18/2022

Case Overview

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: 5/18/2022

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

Hasler FIRST-CLASS MAIL
03/25/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

KENNETH & CHERYL A DASILVA
REV TR DASILVA, KENNETH
&CHERYL A TRSTEE
CASE # 6886
3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

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

Hasler FIRST-CLASS MAIL
03/25/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

KENNETH &CHERYL A DASILVA
REV TR DASILVA,KENNETH
&CHERYL A TRSTEE

5480 SW 100 AVE
COOPER CITY, FL 33328

Case #:

6886



7021 1970 0000 4565 9736

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.53

Total Postage and Fees
$

Sent To
KENNETH &CHERYL A DASILVA REV TR

Street and Apt. No
DASILVA, KENNETH &CHERYL A TRSTEE
N.O.H #6886
5480 SW 100 AVE,

City, State, ZIP+4®
COOPER CITY, FL, 33328

PS Form 3800, A

USPS HILLCREST POSTAL STORE
MAY -3 2022
HOLLYWOOD FL 33021
Postmark Here



7021 1970 0000 4565 9729

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.53

Total Postage and Fees
$

Sent To
KENNETH &CHERYL A DASILVA REV TR

Street and Apt. No.,
DASILVA, KENNETH &CHERYL A TRSTEE
N.O.H #6886
3680 W HALLANDALE BEACH BOULEVARD,

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

PS Form 3800, Ap

USPS HILLCREST POSTAL STORE
MAY -3 2022
Postmark Here



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3680 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	KENNETH &CHERYL A DASILVA REV TR DASILVA, KENNETH &CHERYL A TRSTEE
Mailing Address	5480 SW 100 AVE COOPER CITY FL 33328-5602

ID #	5142 30 09 0270
Millage	0613
Use	27-04

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$81,550	$68,910	$150,460	$150,460	
2021	$81,550	$68,910	$150,460	$150,460	$3,235.56
2020	$81,550	$67,000	$148,550	$148,550	$3,205.98

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$150,460	$150,460	$150,460	$150,460
Portability	0	0	0	0
Assessed/SOH	$150,460	$150,460	$150,460	$150,460
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	$150,460	$150,460	$150,460	$150,460

Sales History

Date	Type	Price	Book/Page or CIN
3/8/2018	QCD-T	$100	114941942
3/1/1989	WD	$63,500	16249 / 706
2/1/1988	CET	$1,000	
6/1/1982	WD	$50,000	
10/1/1966	WD	$17,000	

Land Calculations

Price	Factor	Type
$11.25	7,249	SF
Adj. Bldg. S.F. (Card, Sketch)		921
Eff./Act. Year Built: 1958/1957		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

KENNETH &CHERYL A DASILVA REV TR CASE NO. 6886
DASILVA, KENNETH &CHERYL A TRSTEE

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: KENNETH &CHERYL A DASILVA REV TR DASILVA, KENNETH &CHERYL A TRSTEE AT 10:13 A.M. ON THE 6 DAY OF MAY 2022.

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

TYPE OF SERVICE

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

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

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

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

_____
AFFIANT

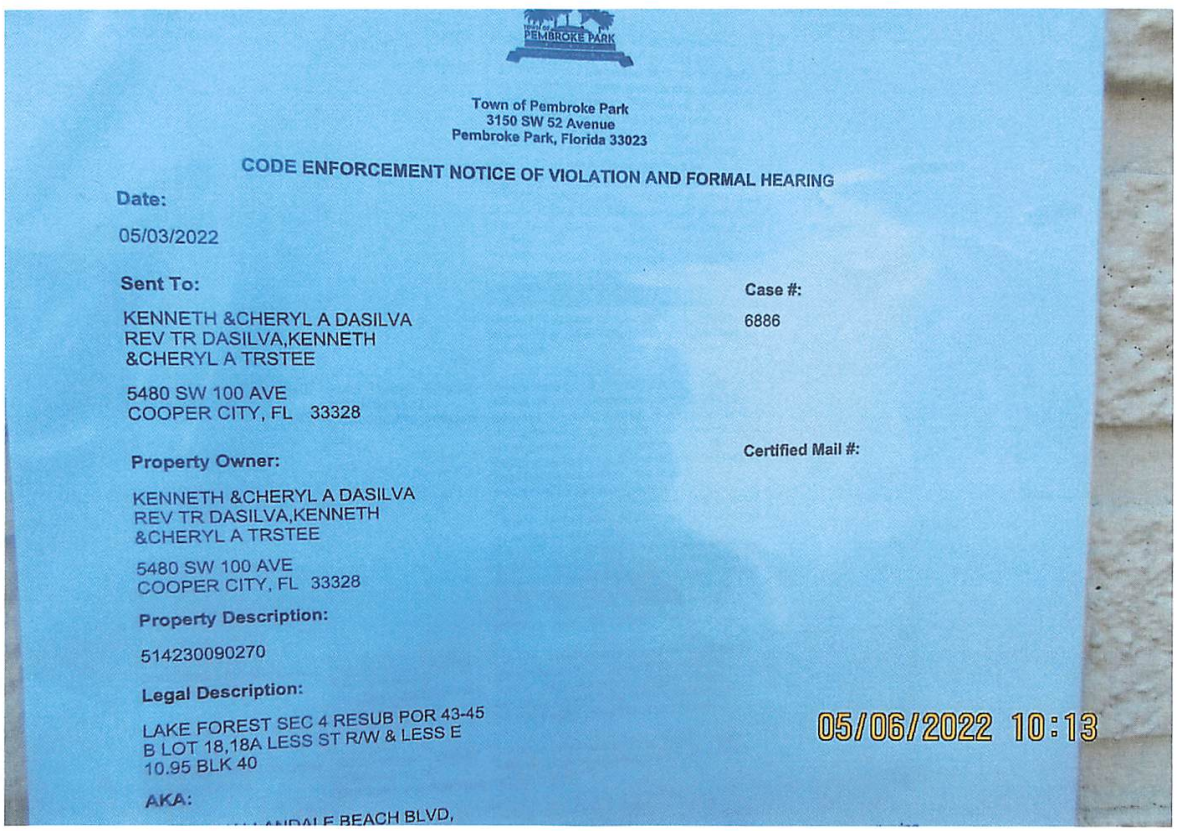
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/03/2022

Sent To:

KENNETH &CHERYL A DASILVA
REV TR DASILVA,KENNETH
&CHERYL A TRSTEE

5480 SW 100 AVE
COOPER CITY, FL 33328

Case #:

6886

Certified Mail #:

Property Owner:

KENNETH &CHERYL A DASILVA
REV TR DASILVA,KENNETH
&CHERYL A TRSTEE

5480 SW 100 AVE
COOPER CITY, FL 33328

Property Description:

514230090270

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18,18A LESS ST R/W & LESS E
10.95 BLK 40

AKA:

...ANDALE BEACH BLVD,

Joseline Ramirez

From: Joseline Ramirez
Sent: Tuesday, May 3, 2022 9:58 AM
To: 90konnilewis@yahoo.com
Subject: Case 6886

Good morning Mr. David,

As discussed, please click the link below to view the open violation on the property you currently lease, the property owner has been notified, since April 8, 2022, but has not reached out. Once the violation are complied with please call for a re-inspection. In addition, there is a Hearing on 5/18/2022 at 9am with regards to the open violation at Town Hall that the owner has to answer for. If you have any questions, please give me a call.

caseoverview (inkforce.net)

Regards,

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/03/2022

Sent To:

KENNETH &CHERYL A DASILVA
REV TR DASILVA,KENNETH
&CHERYL A TRSTEE

5480 SW 100 AVE
COOPER CITY, FL 33328

Case #:

6886

Property Owner:

KENNETH &CHERYL A DASILVA
REV TR DASILVA,KENNETH
&CHERYL A TRSTEE

5480 SW 100 AVE
COOPER CITY, FL 33328

Certified Mail #:

Property Description:

514230090270

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18,18A LESS ST R/W & LESS E
10.95 BLK 40

AKA:

3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	15
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

HEALTH AND SANITATION	Sec. 12-48. - 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
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.	15
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-3. - Declaration of nuisance.	The accumulation and storage of abandoned property on private property shall constitute a nuisance, detrimental to the health, safety and welfare of the inhabitants of the Town, and it shall be the duty of the private property owner or lessee or other person in possession of the private property upon which such abandoned property is located to remove same from the Town, or have the same housed in a building where it will not be visible from the street. (Ord. No. 98-4-2, § 3, 4-8-98)	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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	15

VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	15

1. Wooden fence has erosion and is fallen. Install new wooden or remove wooden fence with permits and inspections.
2. Parking vehicles on grass/swale areas. Remove all vehicles from grass/swale area and restore with new sod.
3. Parking lot has cracks, holes, oil stains and damage. Pave and re-stripe parking lot with permit and inspections.
4. Exterior building and common areas has dirt build up. Pressure wash, repair and paint exterior.
5. Roof exterior has dirt build. Wash or chemical treat roof to remove dirt build up.
6. Portable container requires maintenance. Pressure wash & paint portable container/storage container to match building color.
7. Storing tires outside, storing of appliances, tables, and chairs; outdoor storage is prohibited. Remove all items store inside.
8. Overgrown hedges. Trim all overgrown hedges.
9. Damaged irrigation system. Obtain a permit and inspections to repair or remove irrigation system.
10. Sales of cars is prohibited and violates the certificate of use/business tax receipt. Hatian Tires is only allowed to sell tires. Remove all vehicles that are for sale.
11. Multiple abandon vehicles on property (no tags). Remove all abandon vehicles.
12. Dumping trash on swale. Remove all trash and debris from swale area.

Contact the Building Dept at 954-966-4600, ext. 182 to obtain permit and inspections.
Contact the Code Dept. at 954-966-4600, ext 215 when permits are complete and when maintenance is complete.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

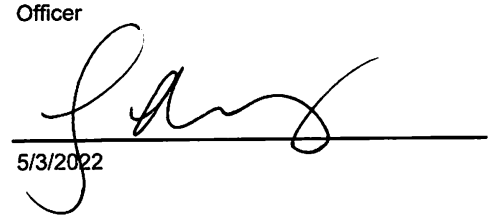
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



5/3/2022


TIRE STORE
954-962-9111
05/06/2022 10:13


05/06/2022 10:13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Hallandale Bch Blvd
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TIRE STORE
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05/06/2022 10:15


05/06/2022 10:16


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02/18/2022 15:29


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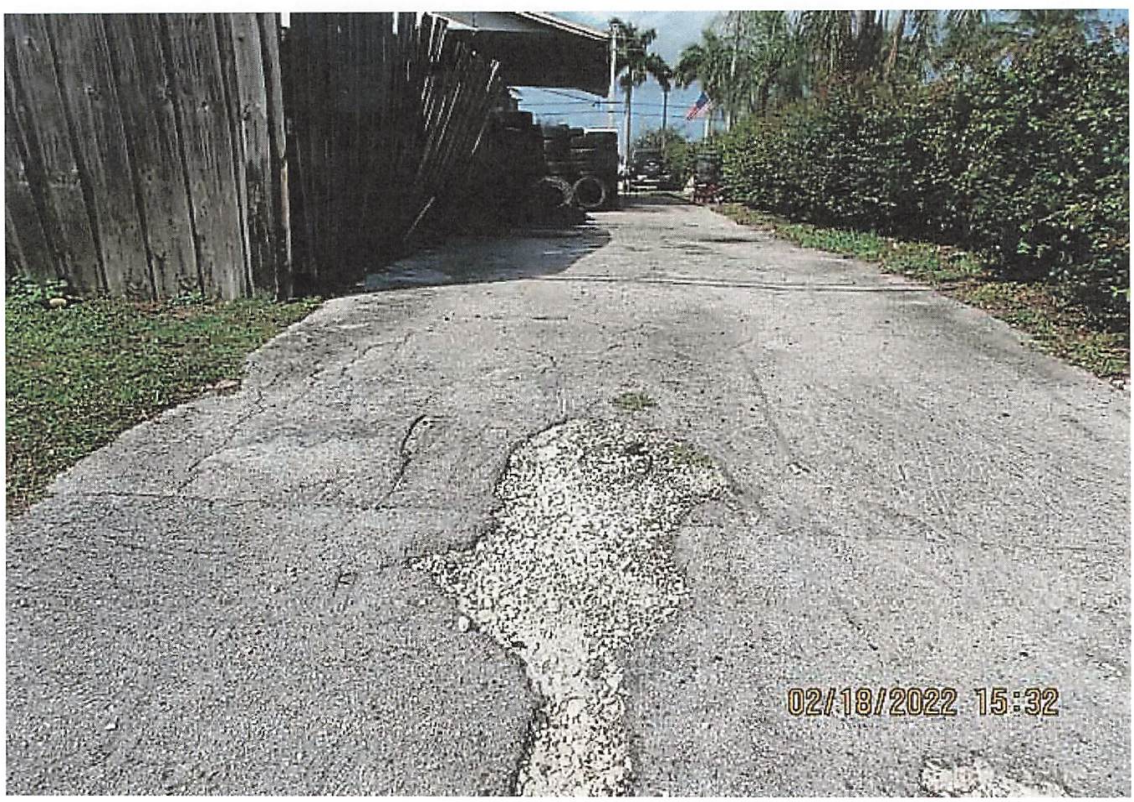
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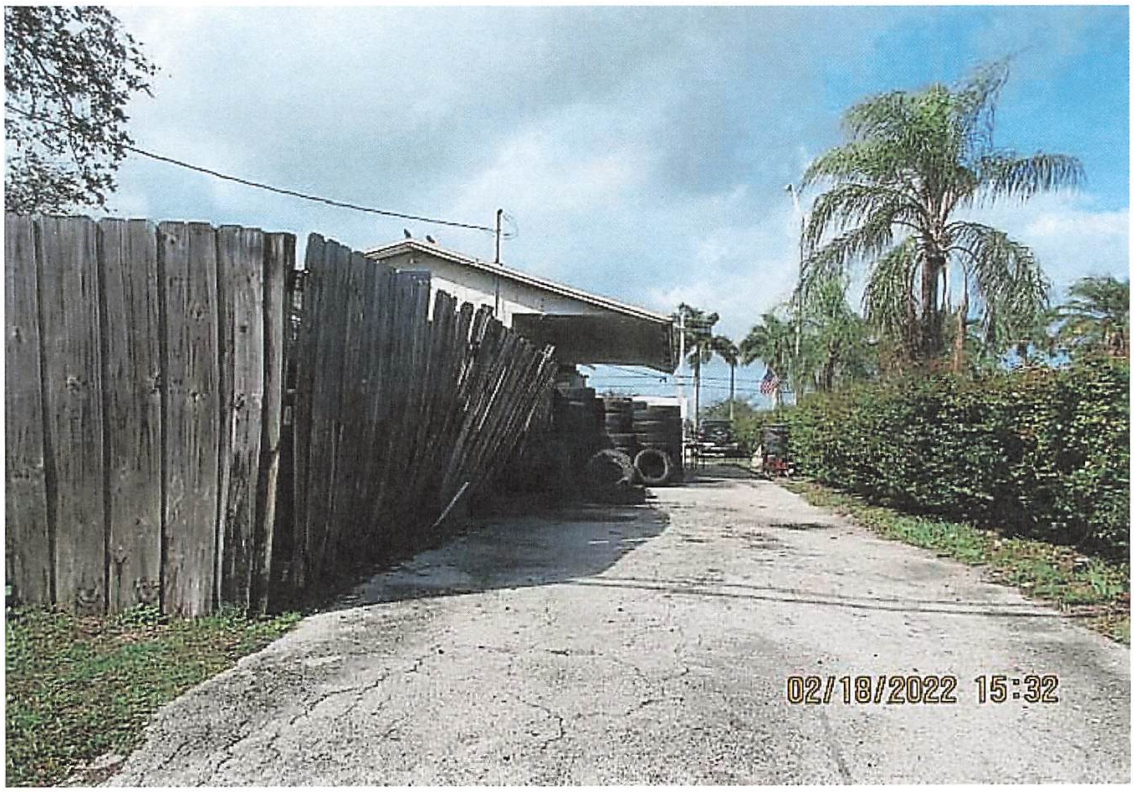
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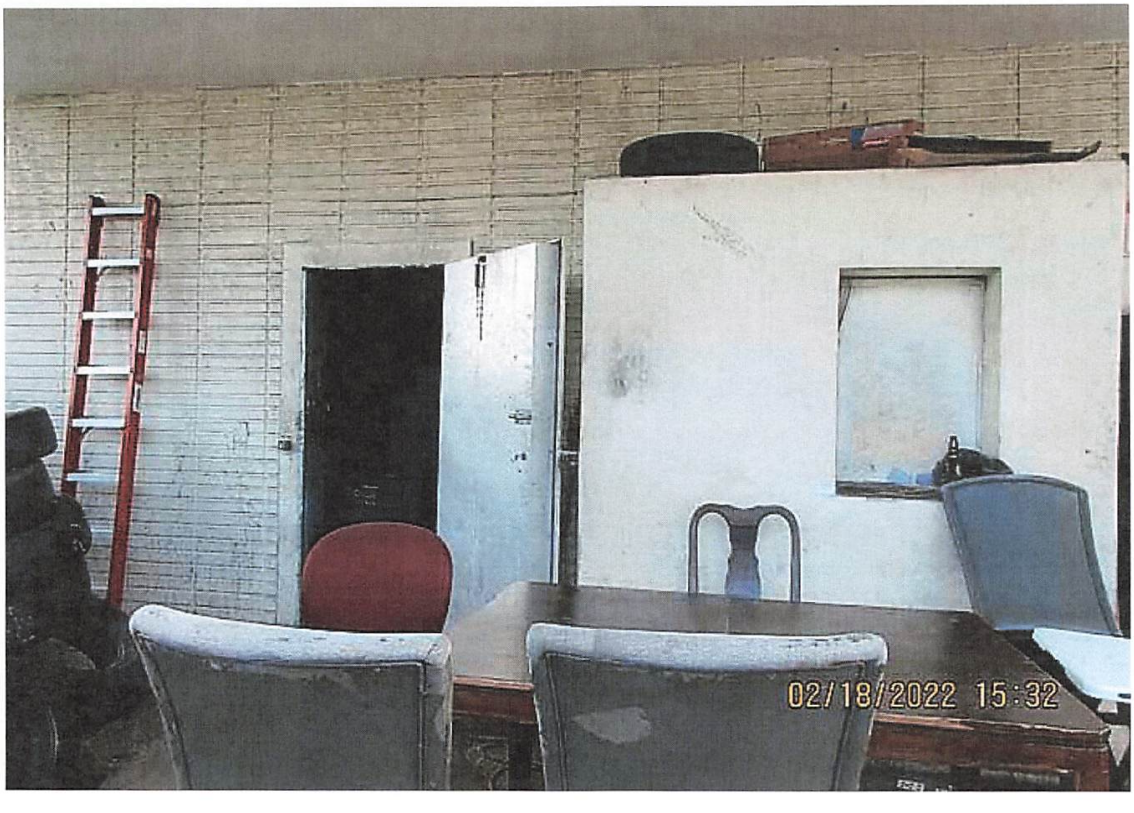
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STOP
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TIRE STORE
954-962-9111
02/18/2022 15:33


02/18/2022 15:33


TIRE STORE
954-962-9111
TOYOTA
SR5
12/29/2021 17:11

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
KENNETH &CHERYL A DASILVA REV TR DASILVA,KENNETH &CHERYL A TRSTEE 5480 SW 100 AVE COOPER CITY, FL 33328	6886	03/24/2022

Property Owner:	Property Description:	Certified Mail #:
KENNETH &CHERYL A DASILVA REV TR DASILVA,KENNETH &CHERYL A TRSTEE 5480 SW 100 AVE COOPER CITY, FL 33328	514230090270	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40	3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	15
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BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	15
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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.	15
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Notes/Means of Correction:

1. Wooden fence has erosion and is fallen. Install new wooden or remove wooden fence with permits and inspections.
2. Parking vehicles on grass/swale areas. Remove all vehicles from grass/swale area and restore with new sod.
3. Parking lot has cracks, holes, oil stains and damage. Pave and re-stripe parking lot with permit and inspections.
4. Exterior building and common areas has dirt build up. Pressure wash, repair and paint exterior.
5. Roof exterior has dirt build. Wash or chemical treat roof to remove dirt build up.
6. Portable container requires maintenance. Pressure wash & paint portable container/storage container to match building color.
7. Storing tires outside, storing of appliances, tables, and chairs; outdoor storage is prohibited. Remove all items store inside.
8. Overgrown hedges. Trim all overgrown hedges.
9. Damaged irrigation system. Obtain a permit and inspections to repair or remove irrigation system.
10. Sales of cars is prohibited and violates the certificate of use/business tax receipt. Hatian Tires is only allowed to sell tires. Remove all vehicles that are for sale.
11. Multiple abandon vehicles on property (no tags). Remove all abandon vehicles.
12. Dumping trash on swale. Remove all trash and debris from swale area.
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permit and inspections.
Contact the Code Dept. at 954-966-4600, ext 215 when permits are complete and when maintenance is complete.

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

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

Joseline Ramirez
Chief Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3680 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	KENNETH &CHERYL A DASILVA REV TR DASILVA, KENNETH &CHERYL A TRSTEE
Mailing Address	5480 SW 100 AVE COOPER CITY FL 33328-5602

ID #	5142 30 09 0270
Millage	0613
Use	27-04

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$81,550	$68,910	$150,460	$150,460	
2021	$81,550	$68,910	$150,460	$150,460	$3,235.56
2020	$81,550	$67,000	$148,550	$148,550	$3,205.98

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$150,460	$150,460	$150,460	$150,460
Portability	0	0	0	0
Assessed/SOH	$150,460	$150,460	$150,460	$150,460
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	$150,460	$150,460	$150,460	$150,460

Sales History

Date	Type	Price	Book/Page or CIN
3/8/2018	QCD-T	$100	114941942
3/1/1989	WD	$63,500	16249 / 706
2/1/1988	CET	$1,000	
6/1/1982	WD	$50,000	
10/1/1966	WD	$17,000	

Land Calculations

Price	Factor	Type
$11.25	7,249	SF
Adj. Bldg. S.F. (Card, Sketch)		921
Eff./Act. Year Built: 1958/1957		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case Overview

Property/Incident Information

Owner	Address	Site Address
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS	PO BOX 2437 SMYRNA, GA 30081	3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6926 **Date Next Inspection** 5/18/2022

Notes

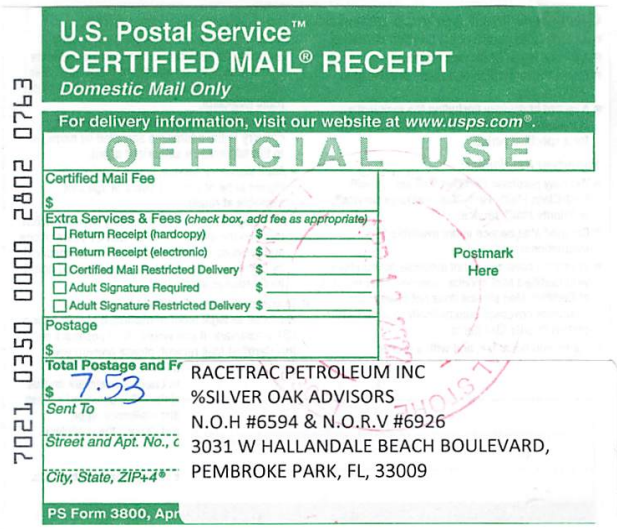
1. Permit #2110813 Expired - Replacing leaking/detoriated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
2. Permit #1910284 Expired - Fuel System Repairs: Retro fit seals and (12) pumps and (3) STP Sump replacing leaking/detoriated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
3.Permit #1910671 Expired - Remove and replace (12) fuel dispenser. Work done without permit. Obtain new permit and complete all inspections.
Contact the Building Dept at 954-966-4600, ext 182 to obtain permits and complete all inspections. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/11/2022		Notice of Violation	Certified Mail
4/11/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2022



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- ☐ Adult Signature Restricted Delivery $

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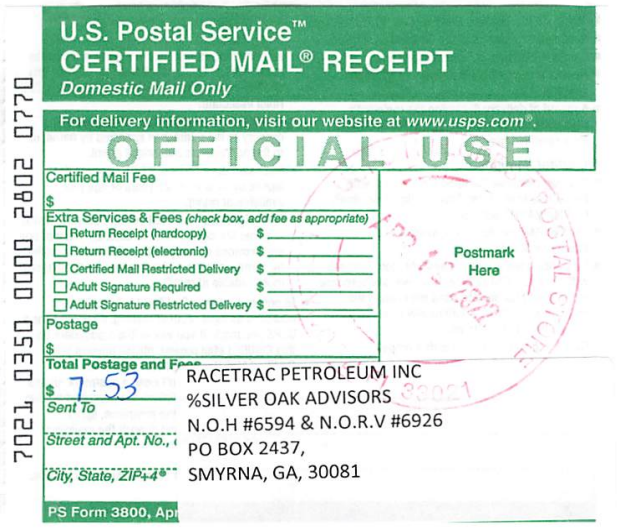
Sent To RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
N.O.H #6594 & N.O.R.V #6926

Street and Apt. No., 3031 W HALLANDALE BEACH BOULEVARD,

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

PS Form 3800, Apr

7021 0350 0000 2802 0763



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Sent To RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
N.O.H #6594 & N.O.R.V #6926

Street and Apt. No., PO BOX 2437,

City, State, ZIP+4® SMYRNA, GA, 30081

PS Form 3800, Apr

7021 0350 0000 2802 0770



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3031 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	RACETRAC PETROLEUM INC %SILVER OAK ADVISORS
Mailing Address	PO BOX 2437 SMYRNA GA 30081

ID #	5142 29 03 0010
Millage	0613
Use	26-02

Abbr Legal Description	SUPREME MILLWORK PLAT 118-33 B PARCEL A AND A POR OF PARCEL B DESC AS:BEG SE COR SAID PAR A LESS THE 12 FEET ADD R/W DED TO HALLANDALE BEACH BLVD,W 181.80, NW 36.05,N 154.25,E 207.74,S 180.24 TO POB

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$1,107,380	$350,680	$1,458,060	$1,458,060	
2021	$1,107,380	$350,680	$1,458,060	$1,458,060	$31,354.99
2020	$1,038,740	$351,680	$1,390,420	$1,390,420	$30,007.76

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,458,060	$1,458,060	$1,458,060	$1,458,060
Portability	0	0	0	0
Assessed/SOH	$1,458,060	$1,458,060	$1,458,060	$1,458,060
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	$1,458,060	$1,458,060	$1,458,060	$1,458,060

Sales History

Date	Type	Price	Book/Page or CIN
2/3/1995	WD	$450,000	23110 / 840
9/9/1993	SW*	$210,000	21247 / 580

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$29.85	37,098	SF
Adj. Bldg. S.F. (Card, Sketch)		3074
Eff./Act. Year Built: 1996/1995		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RACETRAC PETROLEUM INC CASE NO. 6926
%SILVER OAK ADVISORS

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS AT 1:03 P.M. ON THE 6 DAY OF MAY 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


3031
REWARI
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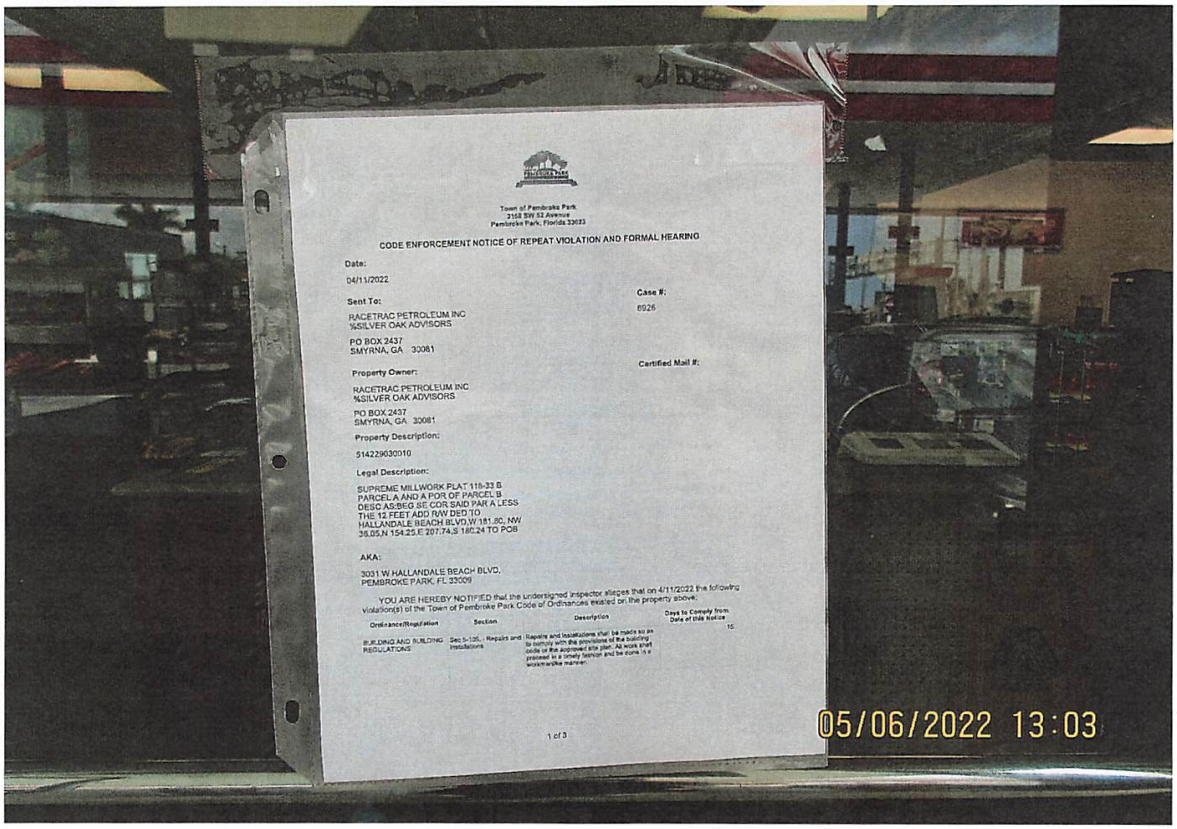
05/06/2022 13:03


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
04/11/2022
Case #:
6926
Sent To:
RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
PO BOX 2437
SMYRNA, GA 30081
Certified Mail #:
Property Owner:
RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
PO BOX 2437
SMYRNA, GA 30081
Property Description:
514229030010
Legal Description:
SUPREME MILLWORK PLAT 118-33 B
PARCEL A AND A POR OF PARCEL B
DESC AS BEG SE COR SAID PAR A LESS
THE 12 FEET ADD R/W DED TO
HALLANDALE BEACH BLVD,W 181.80, NW
35.05,N 154.25,E 207.74,S 185.24 TO POB
AKA:
3031 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/11/2022 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-135. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions 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
1 of 3
05/06/2022 13:03

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/11/2022

Sent To:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

PO BOX 2437
SMYRNA, GA 30081

Case #:

6926

Property Owner:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

PO BOX 2437
SMYRNA, GA 30081

Certified Mail #:

Property Description:

514229030010

Legal Description:

SUPREME MILLWORK PLAT 118-33 B
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DESC AS:BEG SE COR SAID PAR A LESS
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HALLANDALE BEACH BLVD,W 181.80, NW
36.05,N 154.25,E 207.74,S 180.24 TO POB

AKA:

3031 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

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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.	15

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	15

1. Permit #2110813 Expired - Replacing leaking/detoriated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
2. Permit #1910284 Expired - Fuel System Repairs: Retro fit seals and (12) pumps and (3) STP Sump replacing leaking/detoriated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
3.Permit #1910671 Expired - Remove and replace (12) fuel dispenser. Work done without permit. Obtain new permit and complete all inspections.
Contact the Building Dept at 954-966-4600, ext 182 to obtain permits and complete all inspections.
Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

4/11/2022

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

PO BOX 2437
SMYRNA, GA 30081

Case #:

6926

Date:

04/11/2022

Property Owner:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

PO BOX 2437
SMYRNA, GA 30081

Property Description:

514229030010

Certified Mail #:

Legal Description:

SUPREME MILLWORK PLAT 118-33 B PARCEL A AND A POR OF PARCEL B DESC AS:BEG SE COR SAID PAR A LESS THE 12 FEET ADD R/W DED TO HALLANDALE BEACH BLVD,W 181.80, NW 36.05,N 154.25,E 207.74,S 180.24 TO POB

AKA:

3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/11/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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Notes/Means of Correction:

1. Permit #2110813 Expired - Replacing leaking/detoriated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
2. Permit #1910284 Expired - Fuel System Repairs: Retro fit seals and (12) pumps and (3) STP Sump replacing leaking/detoriated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
3.Permit #1910671 Expired - Remove and replace (12) fuel dispenser. Work done without permit. Obtain new permit and complete all inspections.
Contact the Building Dept at 954-966-4600, ext 182 to obtain permits and complete all inspections.
Double permit fee assessed.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5540 Fax

2110813
PERMIT NO.
E-92529
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

InkForce 92529

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: RACETRAC PETROLEUM					
JOB ADDRESS: 3031 W HALLANDALE BEACH BLVD					
OWNER NAME: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS					
OWNER ADDRESS: PO BOX 2437					
CITY: SMYRNA					
PHONE: 4046943905	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: ROYAL ELECTRIC COMPANY OF CENTRAL FLORIDA INC					
MAIL ADDRESS: 645 NEWBURYPORT AVE					
CITY STATE ZIP: ALTAMONTE SPRINGS FL 32701					
PHONE: 4078342345	**FAX:**	**EMAIL: bferguson@royal-electric.com**			
CERT. COMPENTENCY: EC0000913	**STATE REGISTRATION: N/A**				
LOT: 000	BLOCK: 000	PRESENT USE: GAS STATION	PROPOSED USE: GAS STATION		
FOLIO NUMBER: 514229030010	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: 7500	SQ.FT. / L.F.: 0				
DESCRIBE WORK: REPLACE LEAKING/DETERIORATED STP & DISPENSERS SUMPS					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

R203 Permit Messages For Permit (2110813-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			
92293	Electrical Rough	5/18/2021	Pass
Fire Inspection			
92340	Final Fire	5/18/2021	Fail
	TWO-WAY communication system did not operate at one of the fuel pump islands. All two-way communication intercoms shall operate from each fuel dispenser island to the attendant within the convenience store.		
Mechnical Inspection			
92295	Fuel Dispenser Rough	5/18/2021	Fail Without Penalty
	Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2		
92294	Fuel/Process Piping	5/18/2021	Fail Without Penalty
	Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2		
92298	Pressure Test - Fuel Tanks	5/18/2021	Fail Without Penalty
	Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2		
92299	Pressure Test - Piping	5/18/2021	Fail Without Penalty
	Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2		
92297	Underground Fuel Tank Removal	5/18/2021	Fail
	Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2		
92296	Underground Fuel Tank Rough	5/18/2021	Fail Without Penalty
	Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2		

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: 2110813-0

Job Address: 3031 W HALLANDALE BEACH BLVD

Job Name: RACETRAC PETROLEUM

Permit Status: Expired

Permit Issued Date:2/16/2021 12:52:26 PM

Submitted Into Plan Review Date:1/4/2021 1:40:25 PM

Application Date: 12/30/2020 5:12:23 PM

Difference Between Application to PlanReview: 5 Day(s)

Difference Between PlanReview to Permit Issued: 43 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	1/6/2021 9:35:06 PM
FIRE	Approved	1/19/2021 1:37:37 PM
MECHANICAL	Approved	1/6/2021 3:33:06 PM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

1910284
PERMIT NO.
F-90628
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 90628

2020 Florida Building Code In Effect

PERMIT TYPE: FIRE					
JOB NAME: RACETRAC					
JOB ADDRESS: 3031 W HALLANDALE BEACH BLVD					
OWNER NAME: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS					
OWNER ADDRESS: PO BOX 2437					
CITY: SMYRNA					
PHONE: 4046943905	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: DIVERSIFIED ENVIRONMENTAL CONSTRUCTION INC					
MAIL ADDRESS: 1401 BUELL CT					
CITY STATE ZIP: PLANT CITY FL 33567					
PHONE: 9132679731	**FAX:**	**EMAIL:**			
CERT. COMPENTENCY: PCC056720		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: GAS STATION	PROPOSED USE: GAS STATION		
FOLIO NUMBER: 514229030010		SUBDIVISION: N/A			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: FUEL SYSTEM REPAIRS : RETRO FIT SEALLS AND (12) PUMPS & (3) STP SUMP RELACE LEAKING/DETERIORATED STP & DISPENSERS SUMPS					
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: 1910284-0

Job Address: 3031 W HALLANDALE BEACH BLVD

Job Name: RACETRAC

Permit Status: Expired

Permit Issued Date:11/18/2019 11:40:59 AM

Submitted Into Plan Review Date:10/7/2019 4:11:41 PM

Application Date: 9/26/2019 2:10:10 PM

Difference Between Application to PlanReview: 11 Day(s)

Difference Between PlanReview to Permit Issued: 42 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	10/1/2019 9:28:57 AM
FIRE	Approved	10/24/2019 4:17:47 PM
MECHANICAL	Approved	10/1/2019 12:41:37 PM

R203 Permit Messages For Permit (1910284-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			
82151	Electrical Rough	1/9/2020	Fail Without Penalty
	Rejected, permit plans contractor not on site.		
82626	Electrical Rough	1/30/2020	Pass
Fire Inspection			
82631	Final Fire	1/30/2020	Fail
	P-27 FPO C. Braun conducted the inspection for the scope of work; sump pump connection replacement (s) under several existing fuel pump dispensers. Scope of work is approved. However, the fuel station/gas station does not have an operational two-way communication system as required. The existing column island intercom system/service office console does not work. The clerk can not communicate to the customer fueling the vehicle at the island via the intercom (or other type of two-way communication system). Once repaired and witnessed tested by Fire inspector, the process #90626/permit #19-10284 will be approved .		
82153	Fuel Storage Tanks	1/9/2020	Canceled Inspection
	CALLER CALLED 863-660-7318 TO CANCEL		
82630	Fuel Storage Tanks	1/30/2020	Fail
	P-27 FPO C. Braun conducted the inspection for the scope of work; sump pump connection replacement (s) under several existing fuel pump dispensers. Scope of work is approved. However, the fuel station/gas station does not have an operational two-way communication system as required. The existing column island intercom system/service office console does not work. The clerk can not communicate to the customer fueling the vehicle at the island via the intercom (or other type of two-way communication system). Once repaired and witnessed tested by Fire inspector, the process #90626/permit #19-10284 will be approved .		
Mechnical Inspection			
82627	Fuel Dispenser Rough	1/30/2020	Pass
82628	Fuel/Process Piping	1/30/2020	Pass
82629	Pressure Test - Piping	1/30/2020	Pass

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 1910671-0

Job Address: 3031 W HALLANDALE BEACH BLVD

Job Name: RACETRAC

Permit Status: Expired

Permit Issued Date:9/30/2020 9:46:16 AM

Submitted Into Plan Review Date:9/4/2020 11:09:43 AM

Application Date: 9/4/2020 10:22:03 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 26 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	9/4/2020 8:43:45 PM
FIRE	Approved	9/29/2020 1:51:02 PM
MECHANICAL	Approved	9/4/2020 3:28:40 PM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

1910671
PERMIT NO.
F-92052
APPLICATION NO.

Inkforce 92052

BUILDING PERMIT APPLICATION

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: FIRE					
JOB NAME: RACETRAC					
JOB ADDRESS: 3031 W HALLANDALE BEACH BLVD					
OWNER NAME: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS					
OWNER ADDRESS: PO BOX 2437					
CITY: SMYRNA					
PHONE: 7704317600	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: GUARDIAN FUELING TECHNOLOGIES					
MAIL ADDRESS: 9452 PHILIPS HWY STE 5					
CITY STATE ZIP: JACKSONVILLE FL 32256					
PHONE: 9544320622	**FAX:**	**EMAIL:** CCOLLURA@GUARDIANFUELTECH			
CERT. COMPENTENCY: PCC056736		**STATE REGISTRATION: N/A**			
LOT: 0	BLOCK: 0	PRESENT USE: GAS STATION	PROPOSED USE: GAS STATION		
FOLIO NUMBER: 514229030010		SUBDIVISION: 0			
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: 60000	SQ.FT. / L.F.: 0				
DESCRIBE WORK: REMOVE AND REPLACE (12) FUEL DISPENSERS					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

R203 Permit Messages For Permit (1910671-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			
90714	Electrical Rough	3/16/2021	Pass
	Replaced fuel dispensers.		
Fire Inspection			
90869	Final Fire	3/17/2021	Fail

Donny 305 - 219 - 5621

Fire Final inspection conducted by FPO C. Braun see the below result:

Functional witnessed test of emergency shut stop buttons and inspection of the new 12 fuel dispensers was completed, however, **the fire final is Disapproved**. The approved plans clearly indicate a plan note on G-1.0 stating that
"a field test/confirm operability of existing TWO-WAY communication system". The existing intercom system on the island columns did not operate and per the manager of the site has not operated for over a year. The newly installed fuel dispensers do not provide any form of Two-way communication system as a possible alternative to the existing system in place on the property. The existing two-way communication as per plan shall be repaired/replaced to operate. **Fire Final Disapproved for the issued permit**.

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 Fax

2211487
PERMIT NO.
M-95057
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 95057

2020 Florida Building Code In Effect

PERMIT TYPE: MECHANICAL					
JOB NAME: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS					
JOB ADDRESS: 3031 W HALLANDALE BEACH BLVD					
OWNER NAME: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS					
OWNER ADDRESS: PO BOX 2437					
CITY: SMYRNA					
PHONE: 9999999999	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: SUPREME MECHANICAL SERVICES					
MAIL ADDRESS: 2560 N POWER LINE RD 202					
CITY STATE ZIP: POMPANO BEACH FL 33069					
PHONE: 9548617737	**FAX:**	**EMAIL:** SERVICE@SUPREMEMECHANICALS			
CERT. COMPENTENCY: CAC1816758		**STATE REGISTRATION: N/A**			
LOT: 0	BLOCK: 0	PRESENT USE: COMMERCIAL	PROPOSED USE: COMMERCIAL		
FOLIO NUMBER: 514229030010		SUBDIVISION: 0			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 6495	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: REPLACE EVAPORATOR INSIDE THE SODA COOLER					
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: 2211487-0

Job Address: 3031 W HALLANDALE BEACH BLVD

Job Name: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS

Permit Status: Permit Issued

Permit Issued Date:2/14/2022 12:24:05 PM

Submitted Into Plan Review Date:2/8/2022 4:15:44 PM

Application Date: 2/8/2022 4:09:33 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 6 Day(s)

Required Disciplines

Discipline	Status	Date
MECHANICAL	Approved	2/9/2022 4:13:36 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
TRINITY BROADCASTING OF FL INC	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

Legal Description

Case Status Open **Case #** 6941 **Date Next Inspection** 5/18/2022

Notes
1. Demolition of structures without of a Building permit for Lot T-28, T47, 148, 228, 240, 319, 322, 423, 427, 429, 440, 447, 450. Obtain demolition permit for all structure that were removed.
2. Prohibited flag banner signs. Remove all banner signs.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 to obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/12/2022		Notice of Violation	Certified Mail
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2022

Case Overview

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 5/18/2022


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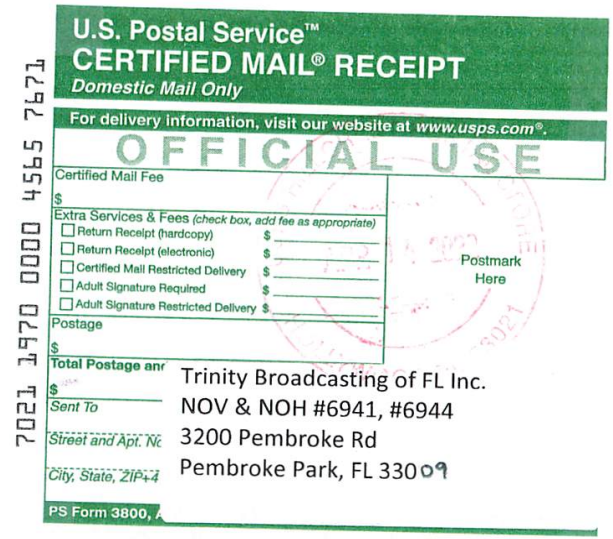
Pembroke Park, FL 33021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4302 Hollywood Blvd
Hollywood, FL 33021-6635


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City, State, ZIP+4
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
7021 1970 0000 4565 7688
Everett, Michael
NOV & NOH #6941, #6944
4655 Vineland Road
Orlando, FL 32711



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3300 PEMBROKE ROAD, PEMBROKE PARK FL 33021	ID #	5142 20 00 0370
Property Owner	TRINITY BROADCASTING OF FL INC	Millage	0613
Mailing Address	4302 HOLLYWOOD BLVD HOLLYWOOD FL 33021-6635	Use	28-03

Abbr Legal Description	20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$5,319,830	$294,860	$5,614,690	$3,819,450	
2021	$4,625,940	$294,860	$4,920,800	$3,472,230	$84,029.73
2020	$4,163,350	$295,920	$4,459,270	$3,156,580	$76,598.92

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,614,690	$5,614,690	$5,614,690	$5,614,690
Portability	0	0	0	0
Assessed/SOH	$3,819,450	$5,614,690	$3,819,450	$3,819,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,819,450	$5,614,690	$3,819,450	$3,819,450

Sales History

Date	Type	Price	Book/Page or CIN
3/25/2008	SWD-T	$100	45376 / 21
11/1/1992	QCD		20145 / 288

Land Calculations

Price	Factor	Type
$11.50	462,594	SF
Adj. Bldg. S.F. (Card, Sketch)		2691
Eff./Act. Year Built: 1980/1979		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Not For Profit Corporation
TRINITY BROADCASTING OF FLORIDA, INC.

Filing Information

Document Number	750421
FEI/EIN Number	59-1991004
Date Filed	12/31/1979
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/21/2011

Principal Address

4525 VINELAND RD
STE 200
ORLANDO, FL 32811

Changed: 03/29/2019

Mailing Address

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Changed: 03/23/2020

Registered Agent Name & Address

EVERETT, MICHAEL
4655 VINELAND ROAD
ORLANDO, FL 32711

Name Changed: 01/06/2015

Address Changed: 08/25/2014

Officer/Director Detail

Name & Address

Title Director, President

CROUCH, MATTHEW W

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

CROUCH, LAURIE
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

MAY, COLBY M
205 THIRD ST., S.E. ,
WASHINGTON, DE 20003

Title Treasurer, CFO

Mittan, James A
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Secretary

Tuccillo, Margaret C
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Fopma, Bob
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Everett, Mike
4655 VINELAND ROAD
ORLANDO, FL 32711

Title Asst. Secretary

Casoria, John B
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Caylan
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Cody
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Annual Reports

Report Year	Filed Date
2019	03/29/2019
2020	03/23/2020
2021	04/08/2021

Document Images

04/08/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
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04/24/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
04/23/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format
05/20/2002 -- ANNUAL REPORT	View image in PDF format
05/05/2001 -- ANNUAL REPORT	View image in PDF format
04/21/2000 -- ANNUAL REPORT	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
05/01/1998 -- ANNUAL REPORT	View image in PDF format
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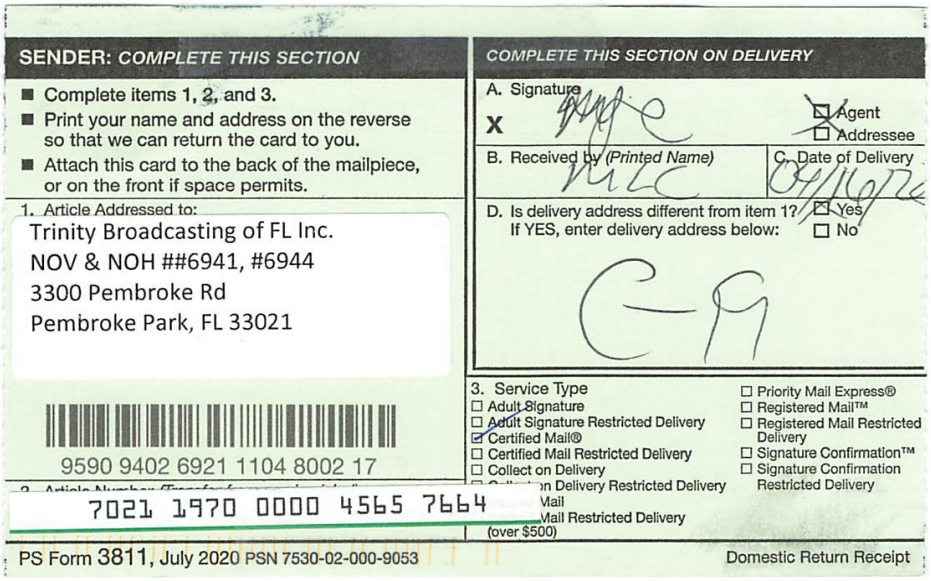
06/14/1995 – ANNUAL REPORT	View image in PDF format



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Trinity Broadcasting of FL Inc.
NOV & NOH ##6941, #6944
3300 Pembroke Rd
Pembroke Park, FL 33021

9590 9402 6921 1104 8002 17

7021 1970 0000 4565 7664

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☒ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
07/16/24

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC CASE NO. 6941

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3300 PEMBROKE ROAD, PEMBROKE PARK FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3300 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC AT 4:30 P.M. ON THE 14 DAY OF APRIL 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

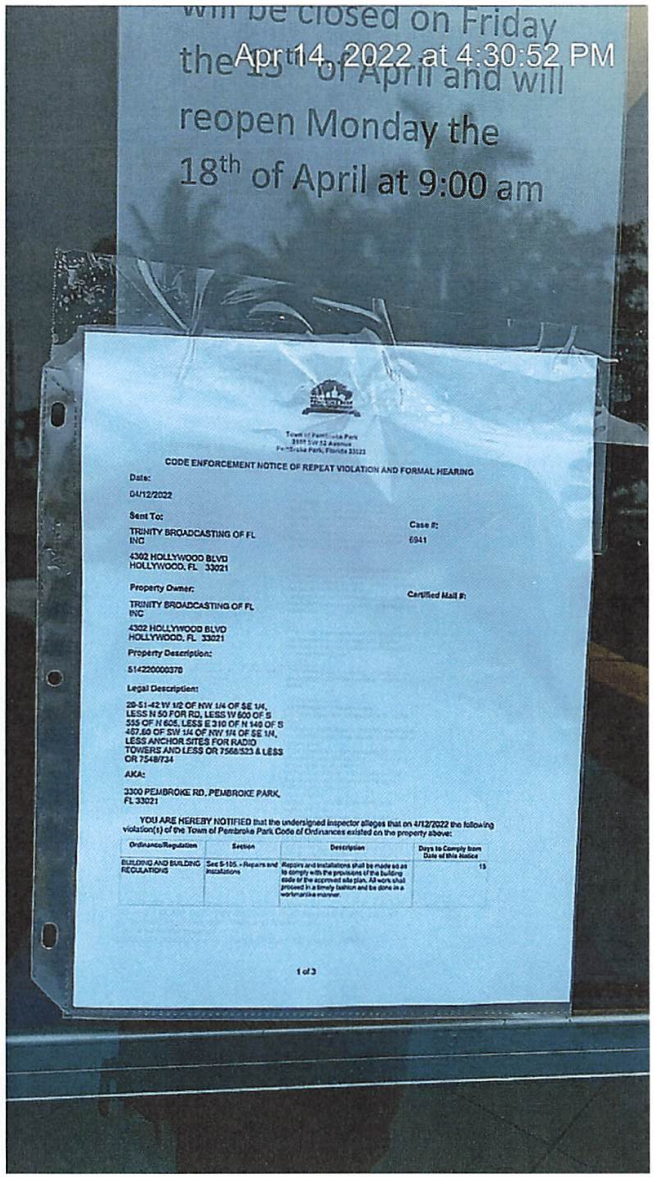
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


Apr 14, 2022 at 4:30:58 PM
MAIL
3300
No Soliciting


Apr 14, 2022 at 4:30:52 PM
reopen Monday the
18th of April at 9:00 am
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
04/12/2022
Sent To:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Case #:
6941
Property Owner:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Certified Mail #:
Property Description:
514220000378
Legal Description:
28-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 149 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/323 & LESS OR 7548/734
AKA:
3300 PEMBROKE RD, PEMBROKE PARK, FL 33021
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 6-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code of the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
15
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:

04/12/2022

Sent To:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

6941

Property Owner:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000370

Legal Description:

20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

AKA:

3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	15
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...	15

1. Demolition of structures without a Building permit for Lot T-28, T47, 148, 228, 240, 319, 322, 423, 427, 429, 440, 447, 450. Obtain demolition permit for all structure that were removed.
2. Prohibited flag banner signs. Remove all banner signs.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 to obtain permits.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

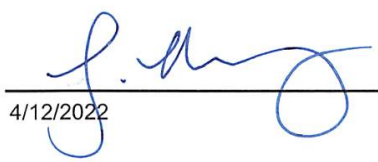
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



4/12/2022

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	6941	04/12/2022

Property Owner:	Property Description:	Certified Mail #:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	514220000370	

Legal Description:	AKA:
20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	15
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...	15

Notes/Means of Correction:

1. Demolition of structures without a Building permit for Lot T-28, T47, 148, 228, 240, 319, 322, 423, 427, 429, 440, 447, 450. Obtain demolition permit for all structure that were removed.
2. Prohibited flag banner signs. Remove all banner signs.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 to obtain permits.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. TRINITY BROADCASTING OF FL INC JUAN C TORRES ORTIZ Respondent(s)	Case No.: 5364

AMENDED FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3300 PEMBROKE ROAD LOT 449, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: TRINITY BROADCASTING OF FL INC / JUAN C TORRES ORTIZ, 4302 HOLLYWOOD BLVD, HOLLYWOOD, FL, 33021

FOLIO NO.: 5142 30 38 0660

LEGAL DESCRIPTION: 20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Nazly Cardona C.A.

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

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Apr 8, 2022 at 2:56:20 PM


Apr 8, 2022 at 2:56:57 PM
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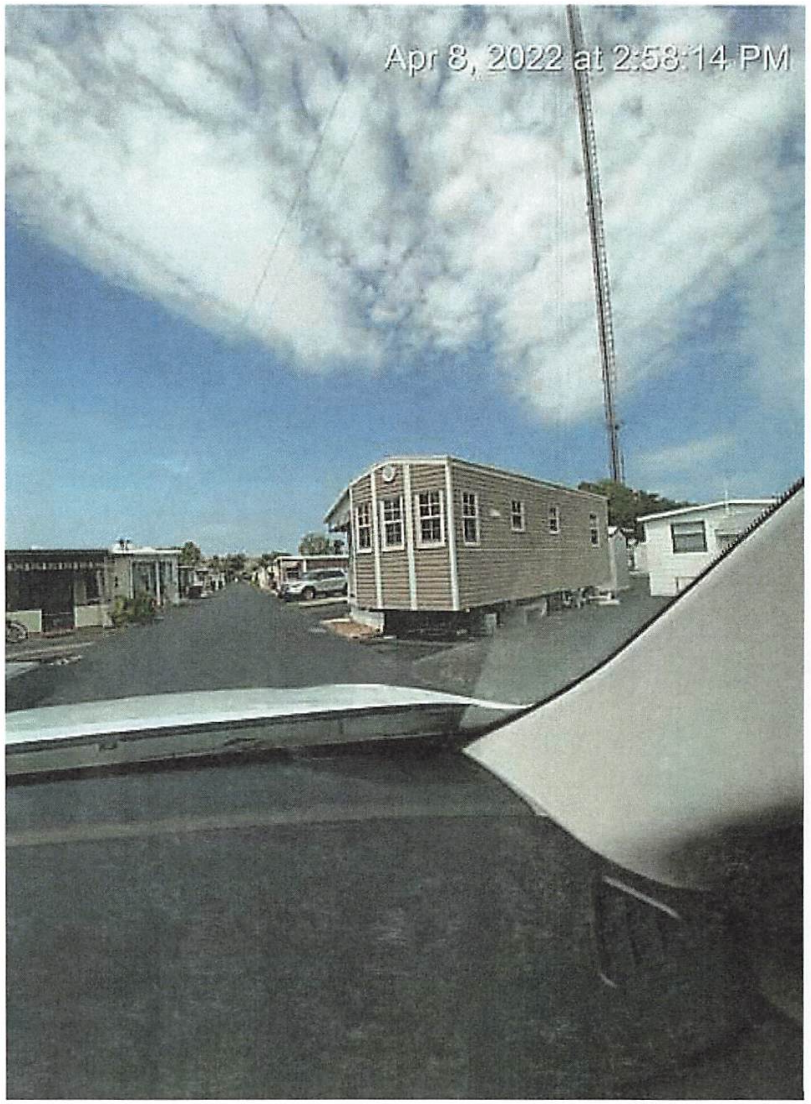
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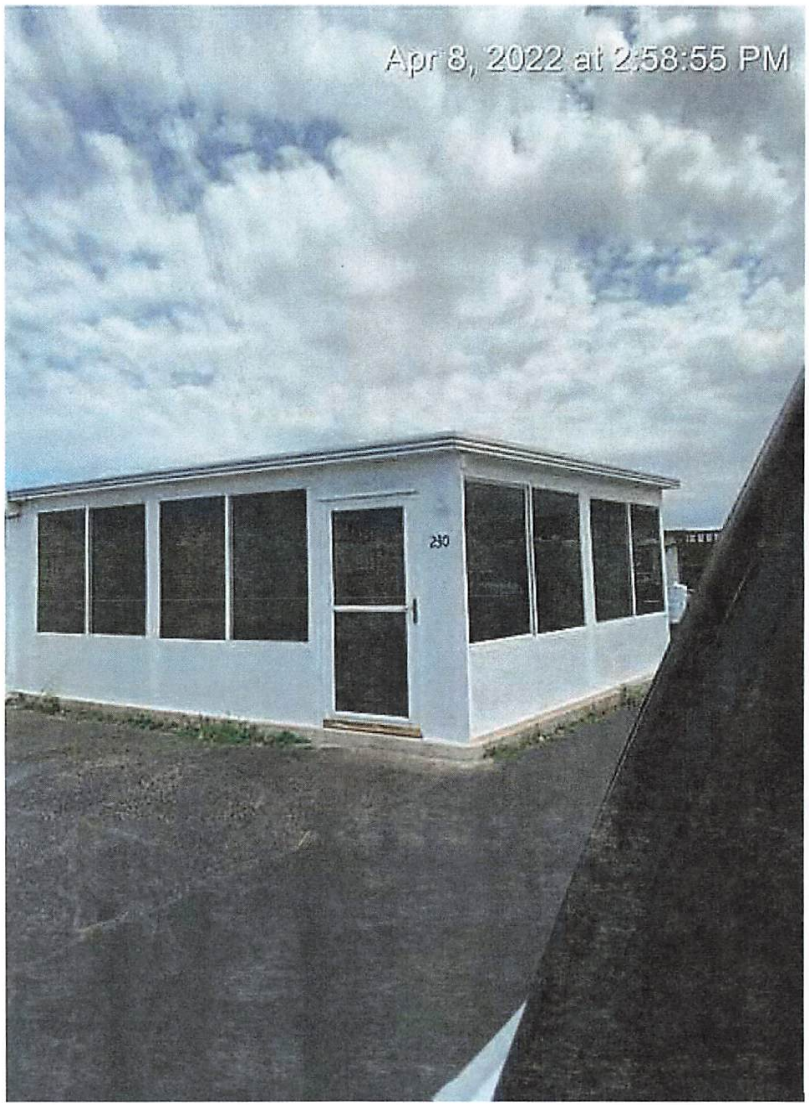
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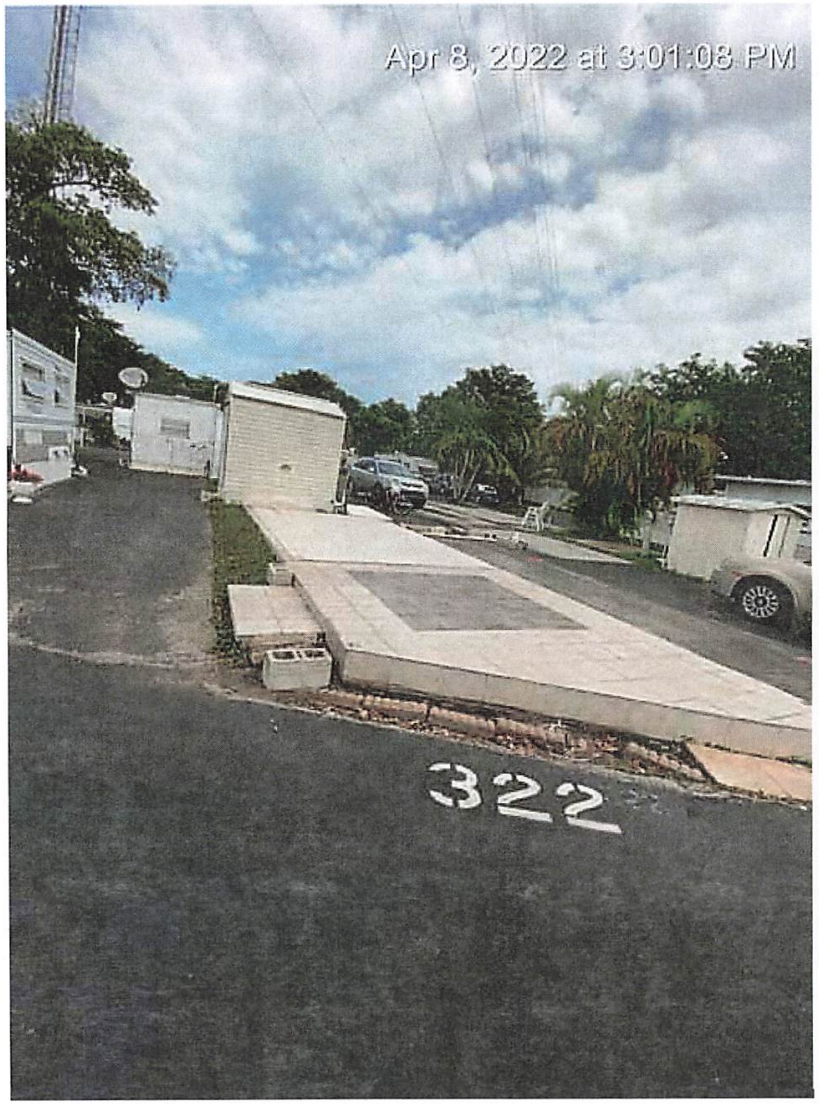
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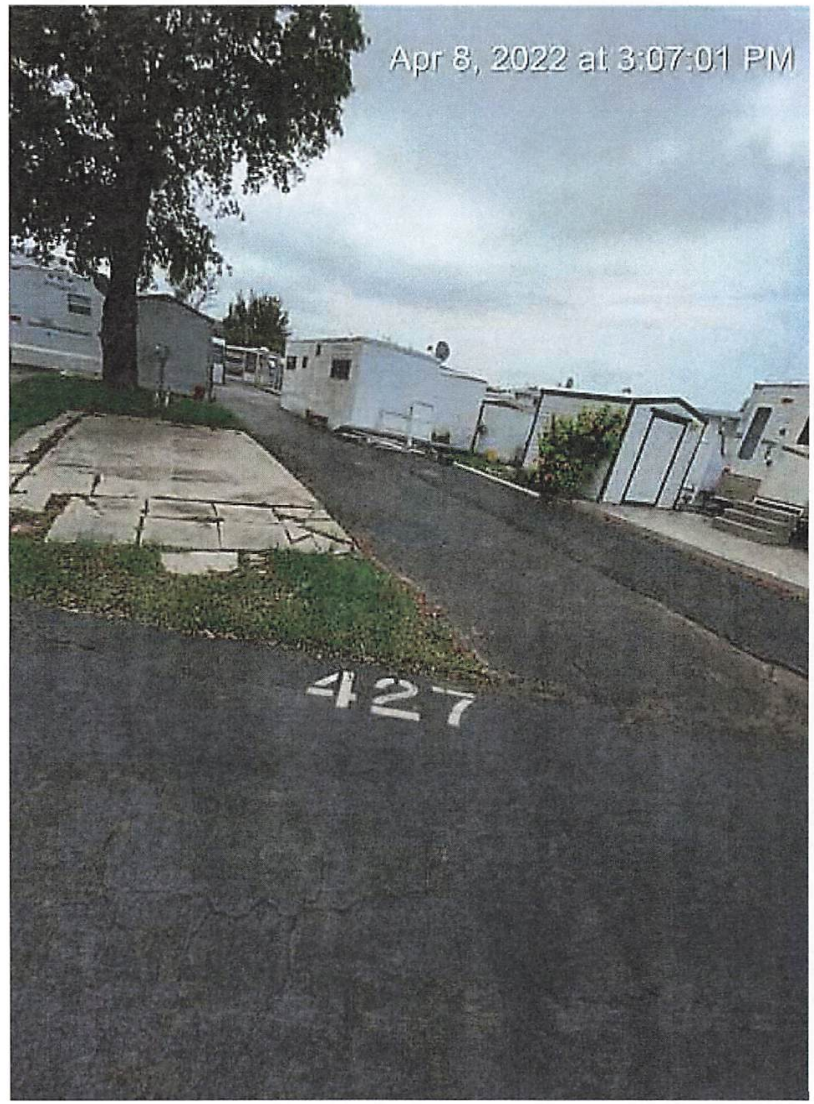
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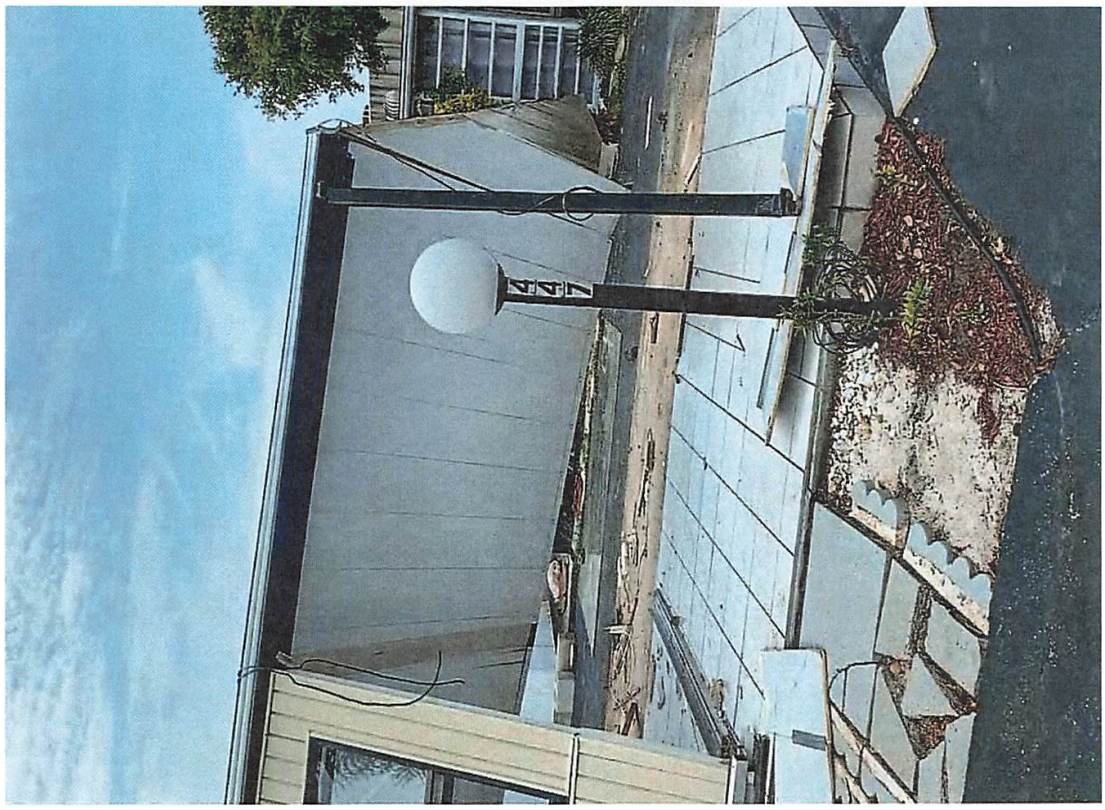

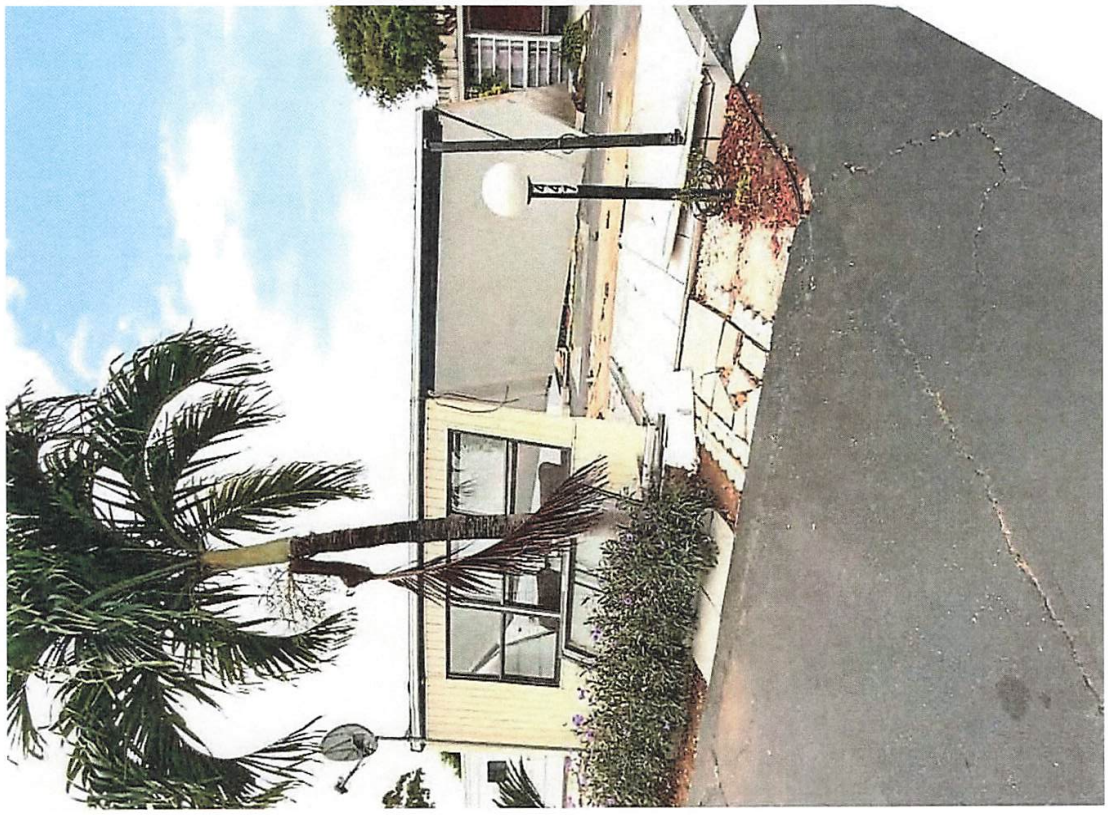



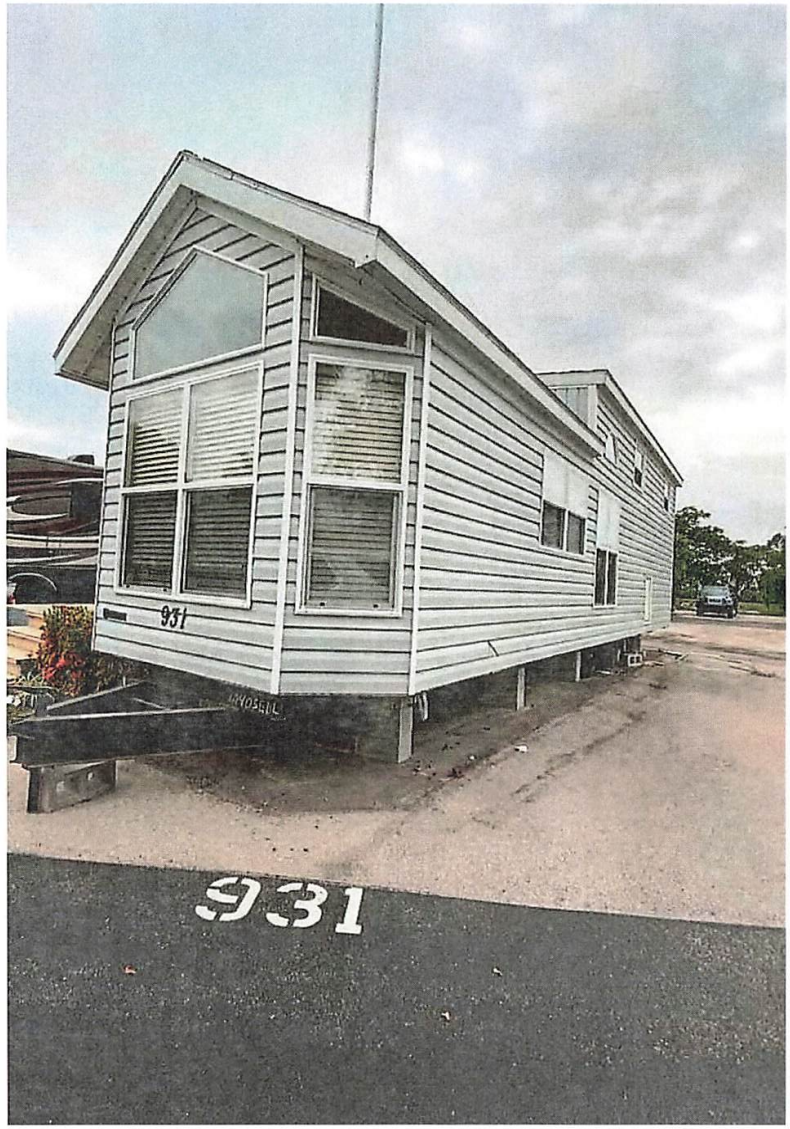
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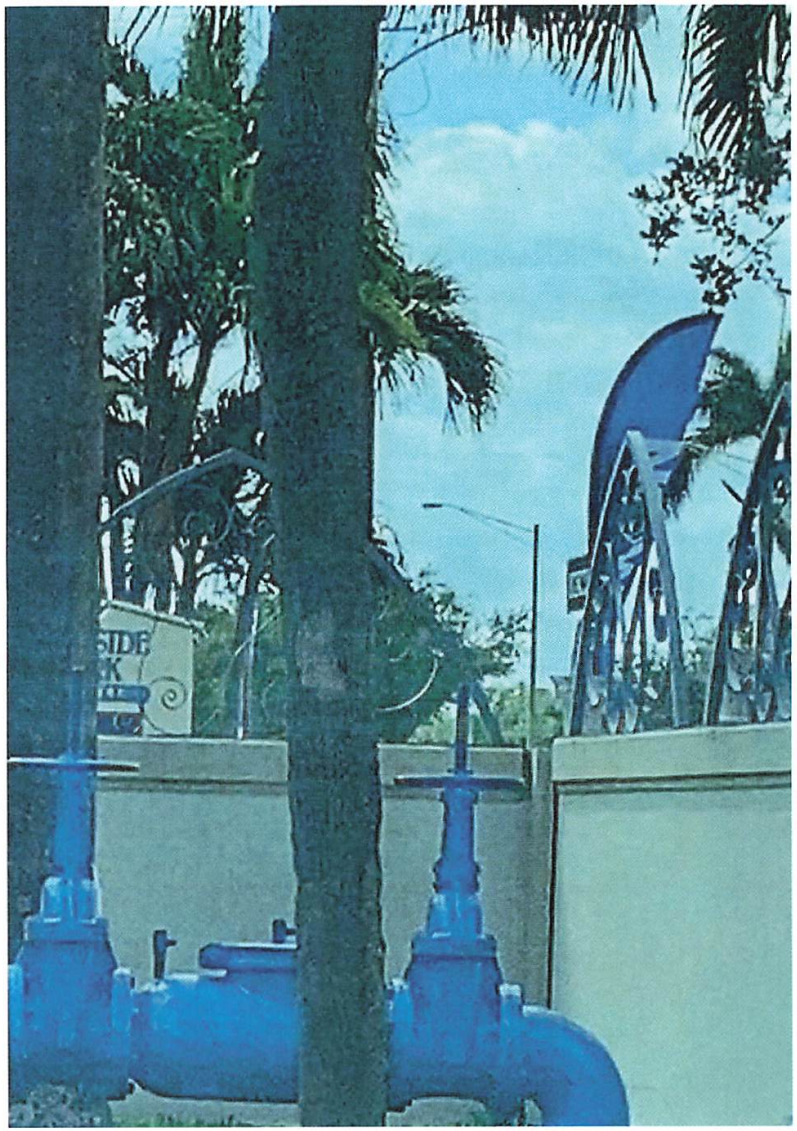


ONE WAY
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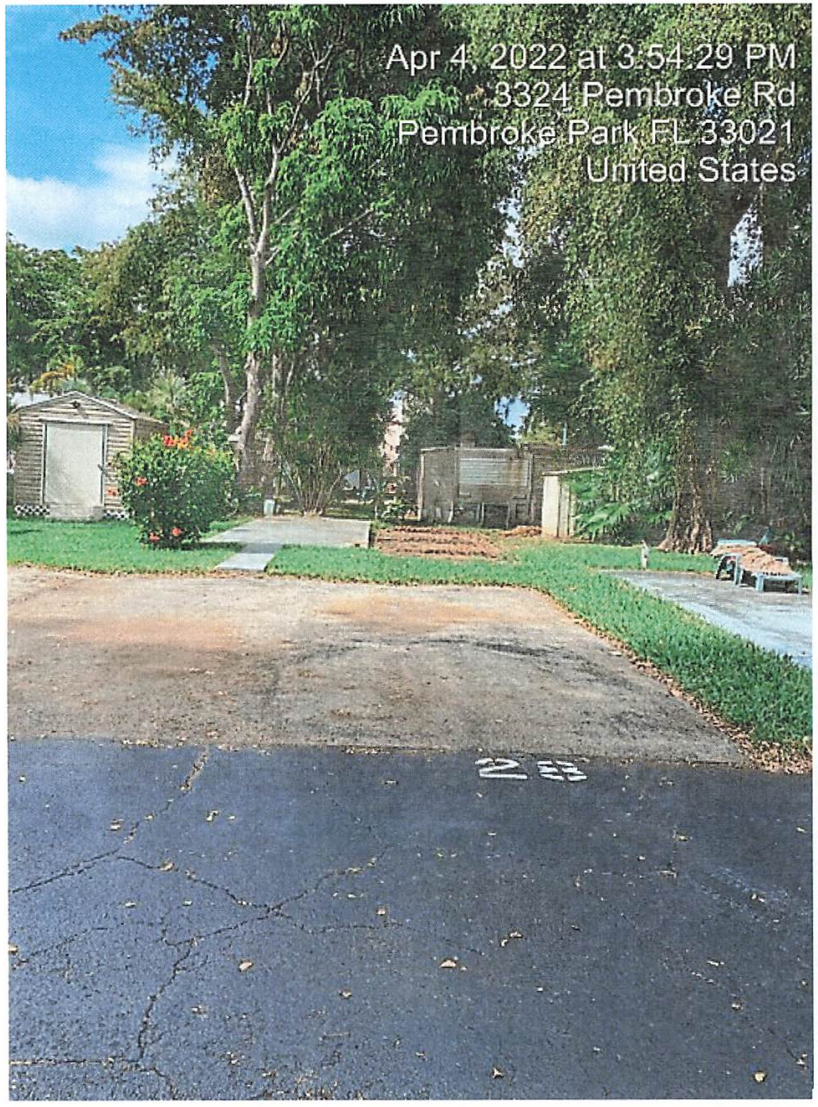
ONLY

CHURCH

STOP
ID #4602

NOW CHURCH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Pembroke Park FL 33021
United States


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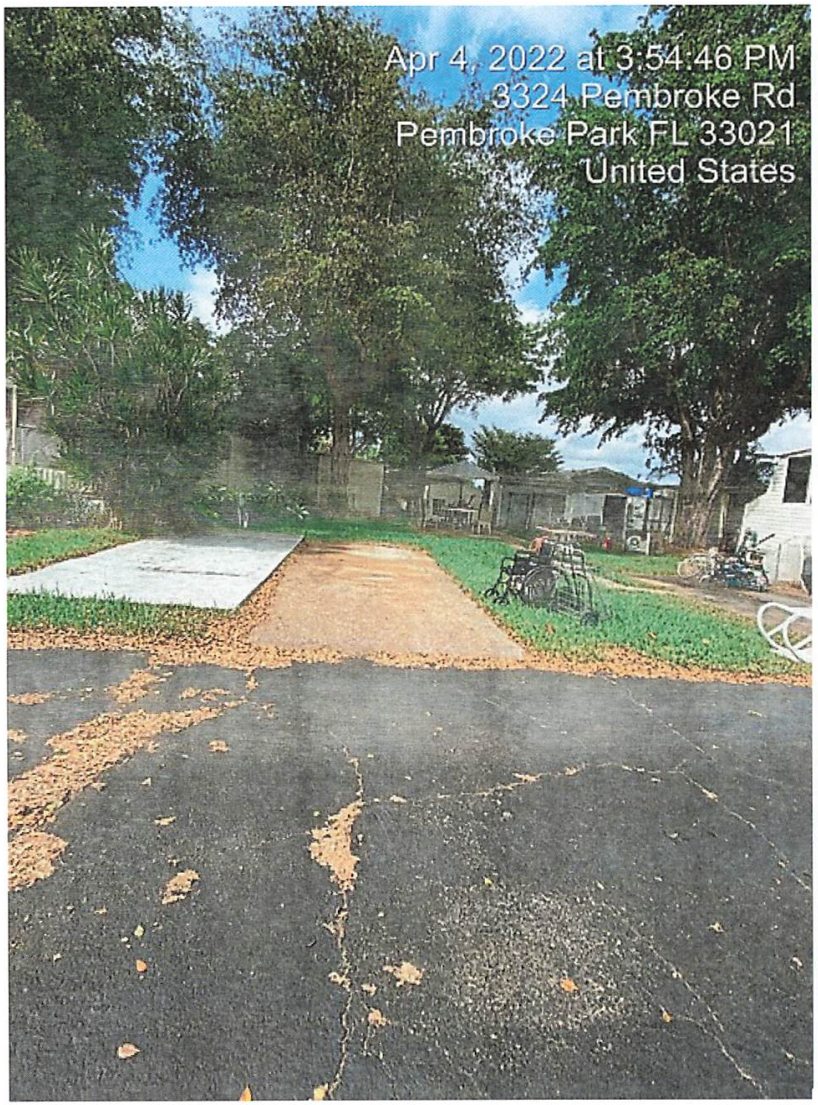
Pembroke Park FL 33021
United States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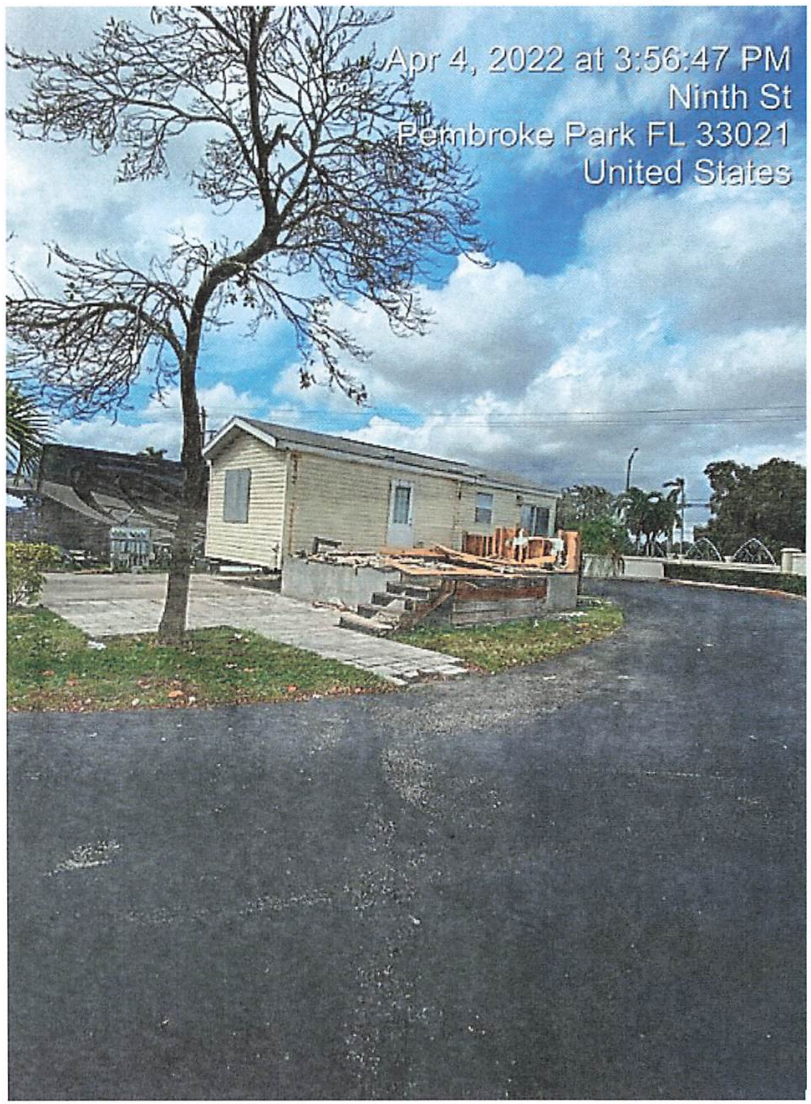
Pembroke Park FL 33021
United States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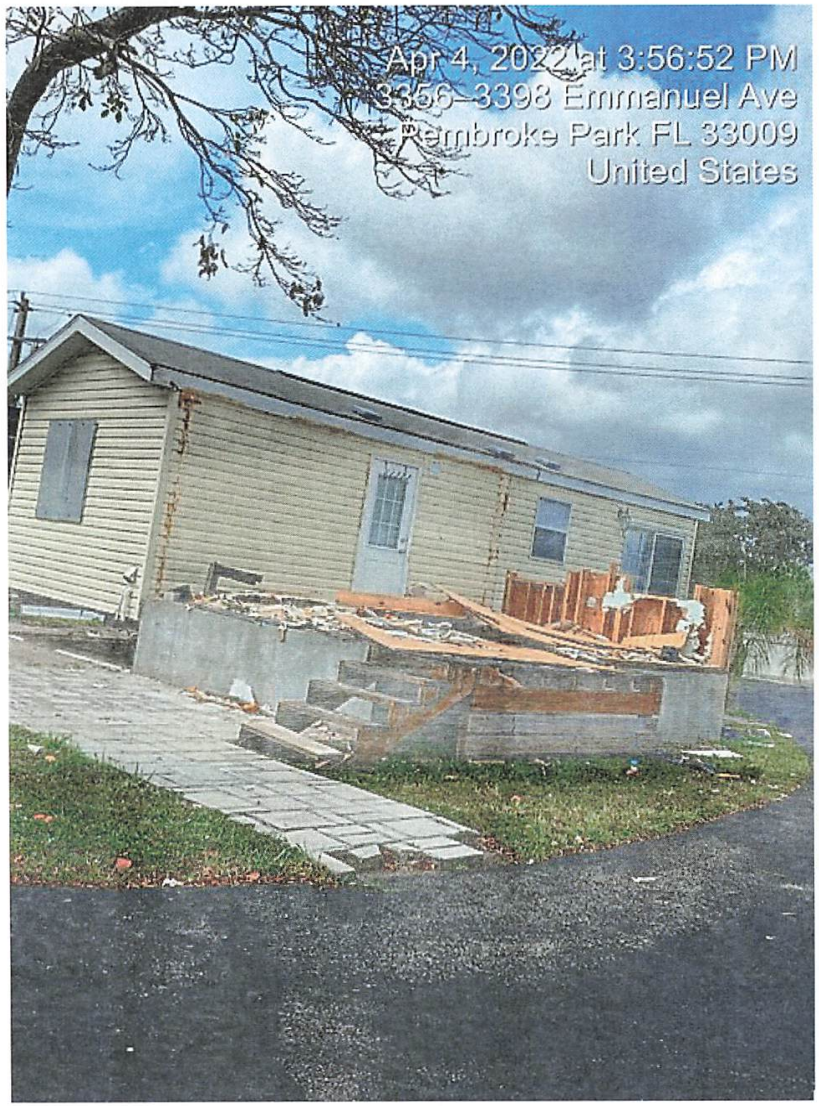
Ninth St
Pembroke Park FL 33021
United States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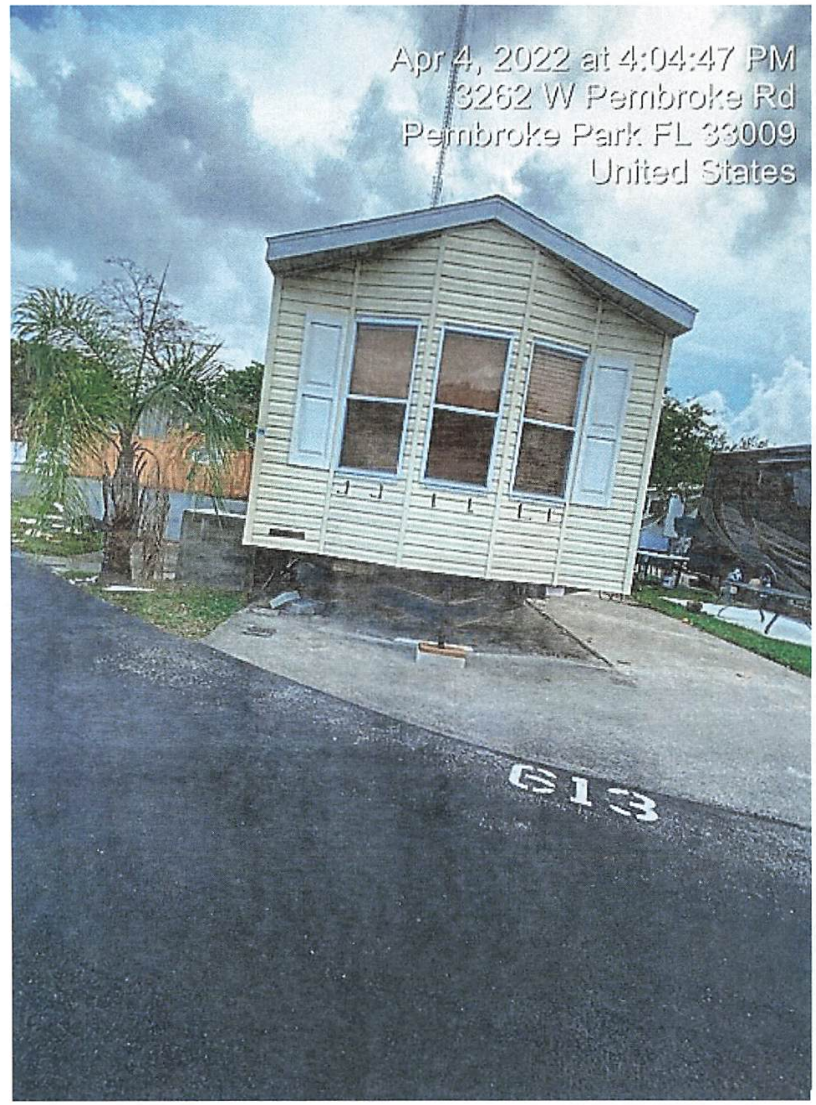
United States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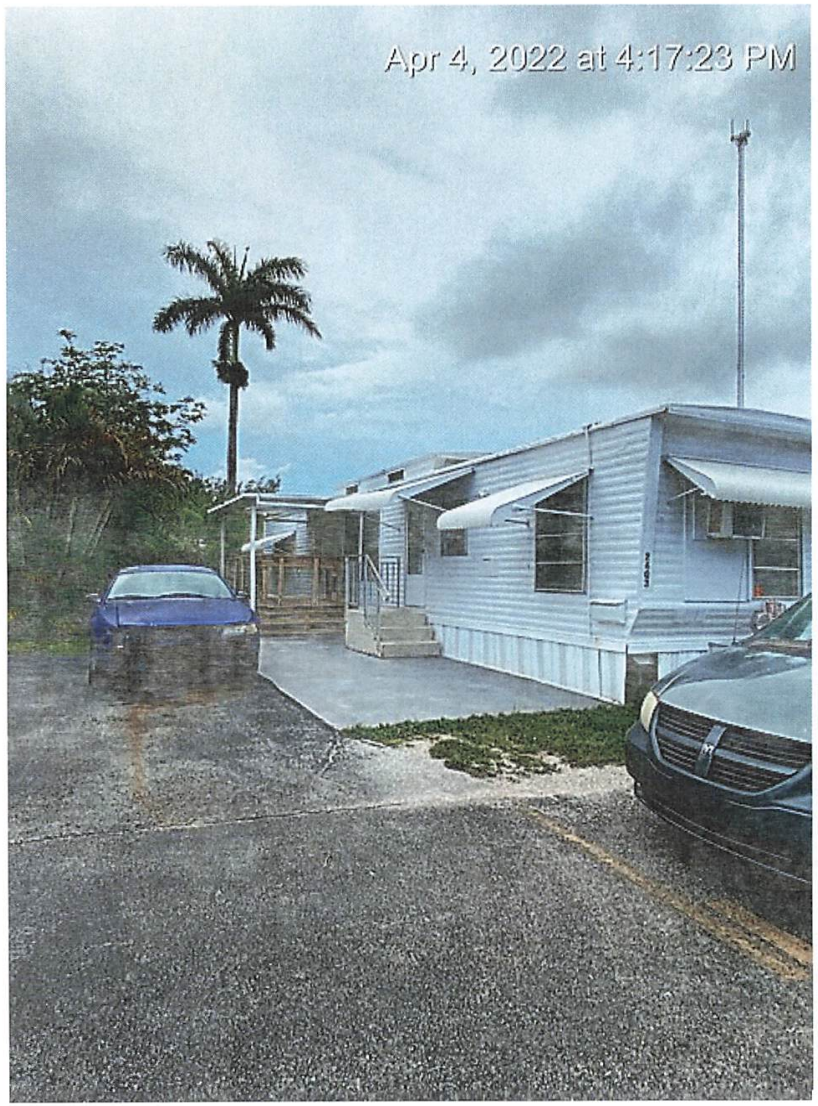
Pembroke Park FL 33009
United States
613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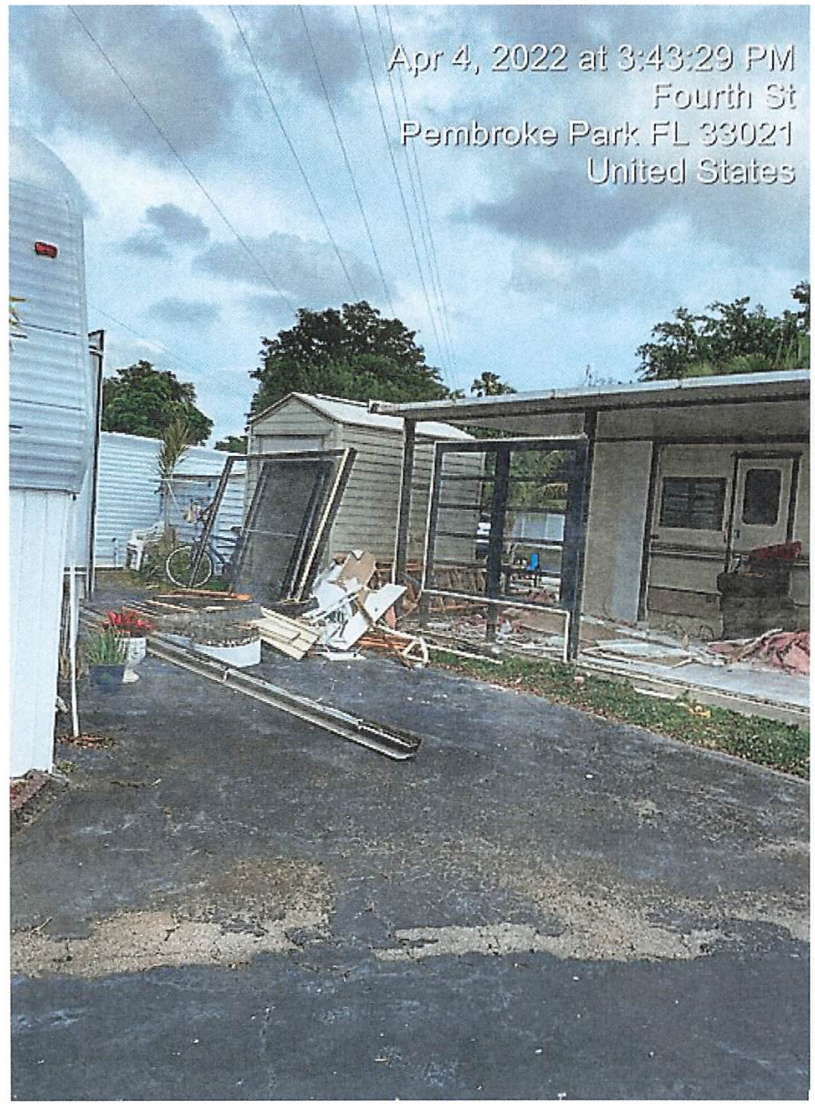
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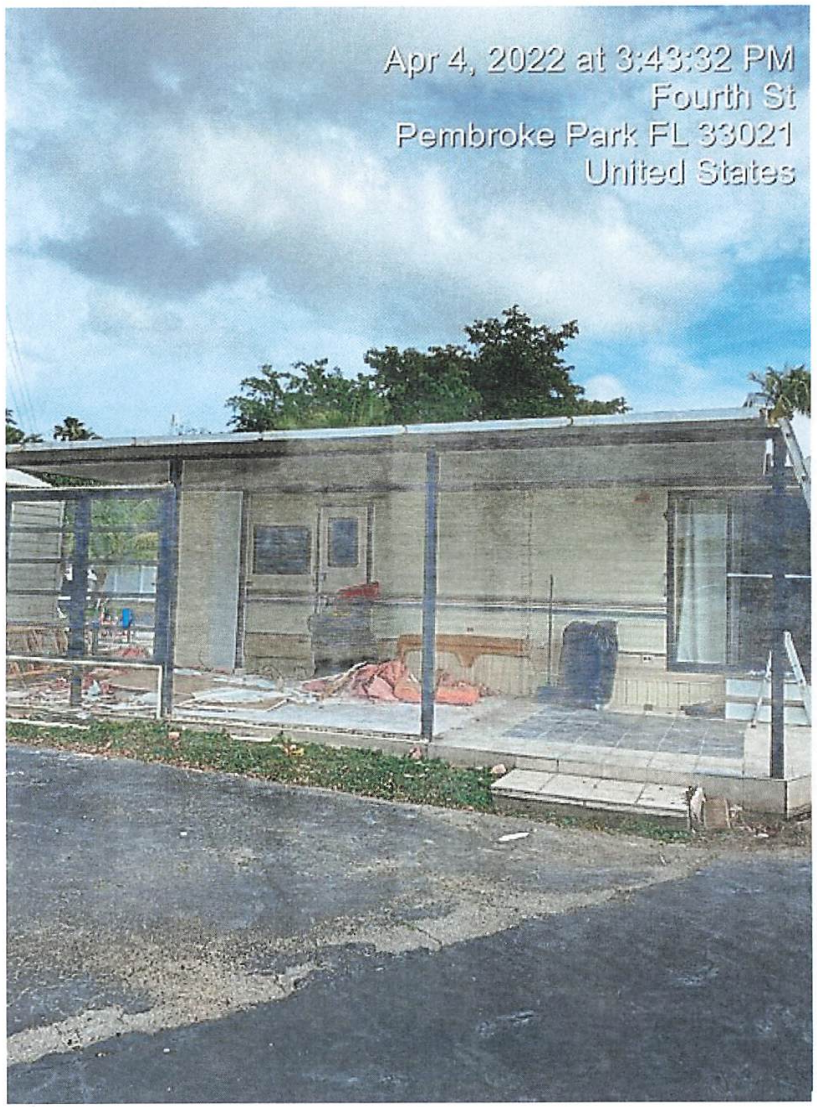
Fourth St
Pembroke Park FL 33021
United States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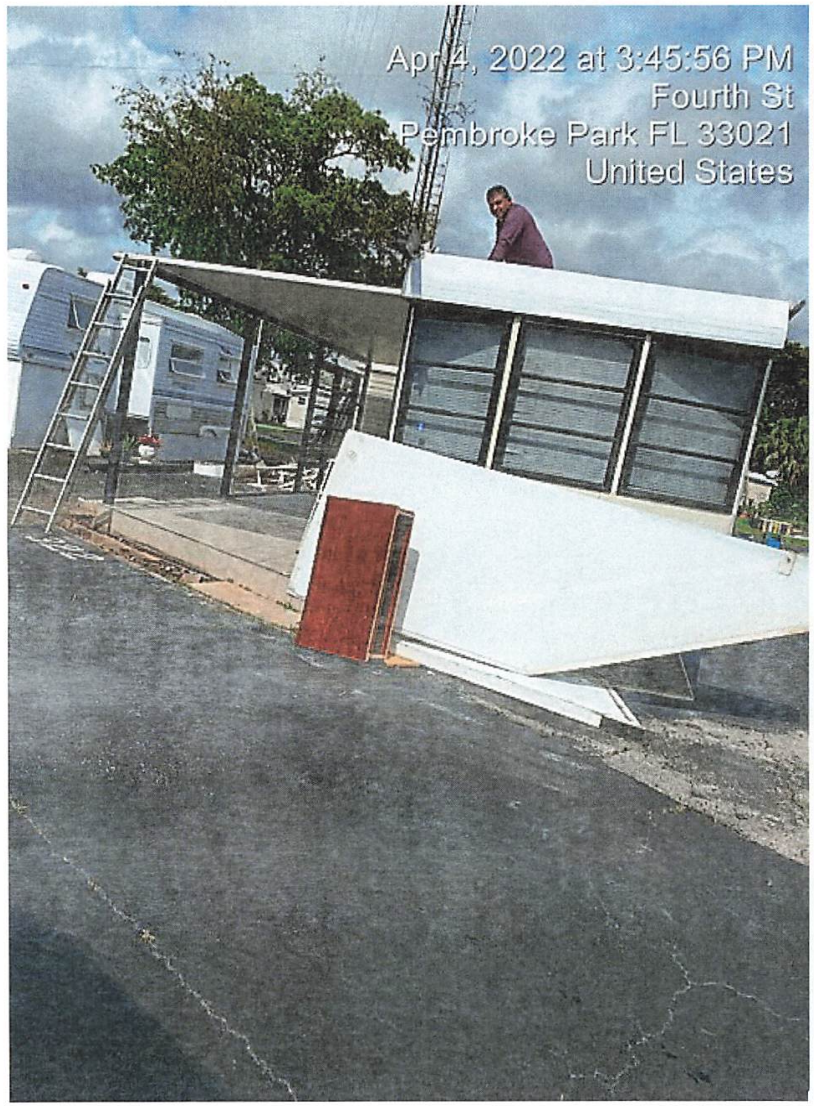
Fourth St
Pembroke Park FL 33021
United States


Apr 4, 2022 at 3:45:56 PM
Fourth St
Pembroke Park FL 33021
United States

Case Overview

Property/Incident Information

Owner	Address	Site Address
TRINITY BROADCASTING OF FL INC	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	3200 PEMBROKE RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6944 **Date Next Inspection** 5/18/2022

Notes 1. Demolition of structures without of a Building permit for Lot 931, 840, 820, 613. Obtain demolition permit for all structure that were removed.
2. Prohibited flag banner signs. Remove all banner signs.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 to obtain permits.

Documents Issued

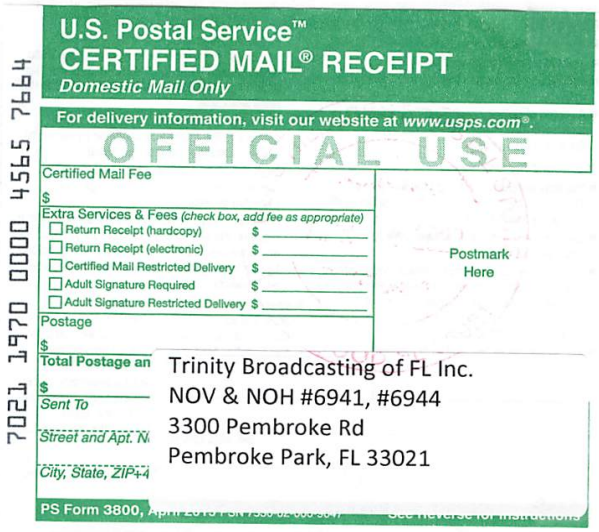
Date Issue	Hearing Date	Document Type	Delivery
4/12/2022		Notice of Violation	Certified Mail
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2022

Case Overview

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 5/18/2022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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage an
Sent To
Street and Apt. N
City, State, ZIP+4
Postmark Here
Trinity Broadcasting of FL Inc.
NOV & NOH #6941, #6944
3300 Pembroke Rd
Pembroke Park, FL 33021
PS Form 3800,


7021 1970 0000 4565 7671
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
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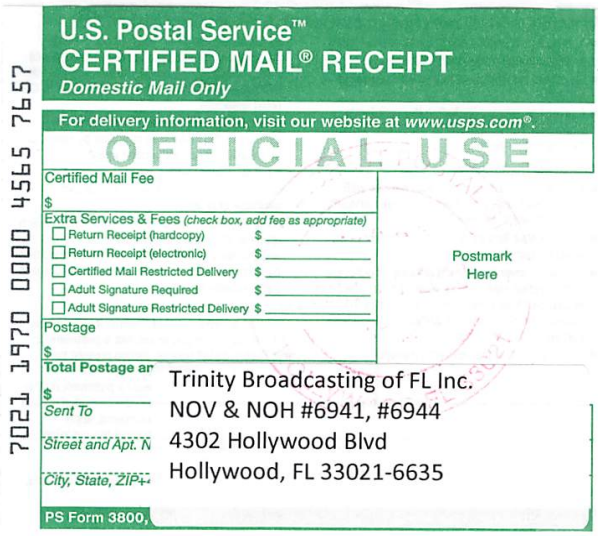
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
Trinity Broadcasting of FL Inc.
NOV & NOH #6941, #6944
3200 Pembroke Rd
Pembroke Park, FL 33009


7021 1970 0000 4565 7657
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & 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+4
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Trinity Broadcasting of FL Inc.
NOV & NOH #6941, #6944
4302 Hollywood Blvd
Hollywood, FL 33021-6635
PS Form 3800,


7021 1970 0000 4565 7688
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
Everett, Michael
NOV & NOH #6941, #6944
4655 Vineland Road
Orlando, FL 32711
PS Form 3800, April 2015 PSN 7530-02-000-9047



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3200 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0330
Property Owner	TRINITY BROADCASTING OF FL INC	Millage	0613
Mailing Address	4302 HOLLYWOOD BLVD HOLLYWOOD FL 33021	Use	28-03

Abbr Legal Description	20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 308.42 THEREOF PER OR 41193/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$2,117,040	$436,160	$2,553,200	$2,553,200	
2021	$1,944,110	$436,160	$2,380,270	$2,380,270	$51,186.76
2020	$1,771,180	$436,840	$2,208,020	$2,208,020	$47,653.05

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,553,200	$2,553,200	$2,553,200	$2,553,200
Portability	0	0	0	0
Assessed/SOH	$2,553,200	$2,553,200	$2,553,200	$2,553,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,553,200	$2,553,200	$2,553,200	$2,553,200

Sales History

Date	Type	Price	Book/Page or CIN
3/25/2008	QC*-T	$100	45376 / 12
9/30/1974	WD	$100	6061 / 691

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	345,857	SF
$0.10	418,931	SF
Adj. Bldg. S.F. (Card, Sketch)		3727
Eff./Act. Year Built: 2003/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Not For Profit Corporation
TRINITY BROADCASTING OF FLORIDA, INC.

Filing Information

Document Number	750421
FEI/EIN Number	59-1991004
Date Filed	12/31/1979
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/21/2011

Principal Address

4525 VINELAND RD
STE 200
ORLANDO, FL 32811

Changed: 03/29/2019

Mailing Address

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Changed: 03/23/2020

Registered Agent Name & Address

EVERETT, MICHAEL
4655 VINELAND ROAD
ORLANDO, FL 32711

Name Changed: 01/06/2015

Address Changed: 08/25/2014

Officer/Director Detail

Name & Address

Title Director, President

CROUCH, MATTHEW W

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

CROUCH, LAURIE
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

MAY, COLBY M
205 THIRD ST., S.E. ,
WASHINGTON, DE 20003

Title Treasurer, CFO

Mittan, James A
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Secretary

Tuccillo, Margaret C
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Fopma, Bob
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Everett, Mike
4655 VINELAND ROAD
ORLANDO, FL 32711

Title Asst. Secretary

Casoria, John B
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Caylan
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Cody
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Annual Reports

Report Year	Filed Date
2019	03/29/2019
2020	03/23/2020
2021	04/08/2021

Document Images

04/08/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
01/06/2015 -- ANNUAL REPORT	View image in PDF format
08/25/2014 -- Reg. Agent Change	View image in PDF format
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01/21/2011 -- REINSTATEMENT	View image in PDF format
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05/03/1999 -- ANNUAL REPORT	View image in PDF format
05/01/1998 -- ANNUAL REPORT	View image in PDF format
05/15/1997 -- ANNUAL REPORT	View image in PDF format
04/24/1996 -- ANNUAL REPORT	View image in PDF format

06/14/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC CASE NO. 6944

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3300 PEMBROKE ROAD, PEMBROKE PARK FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3300 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC AT 4:30 P.M. ON THE 14 DAY OF APRIL 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

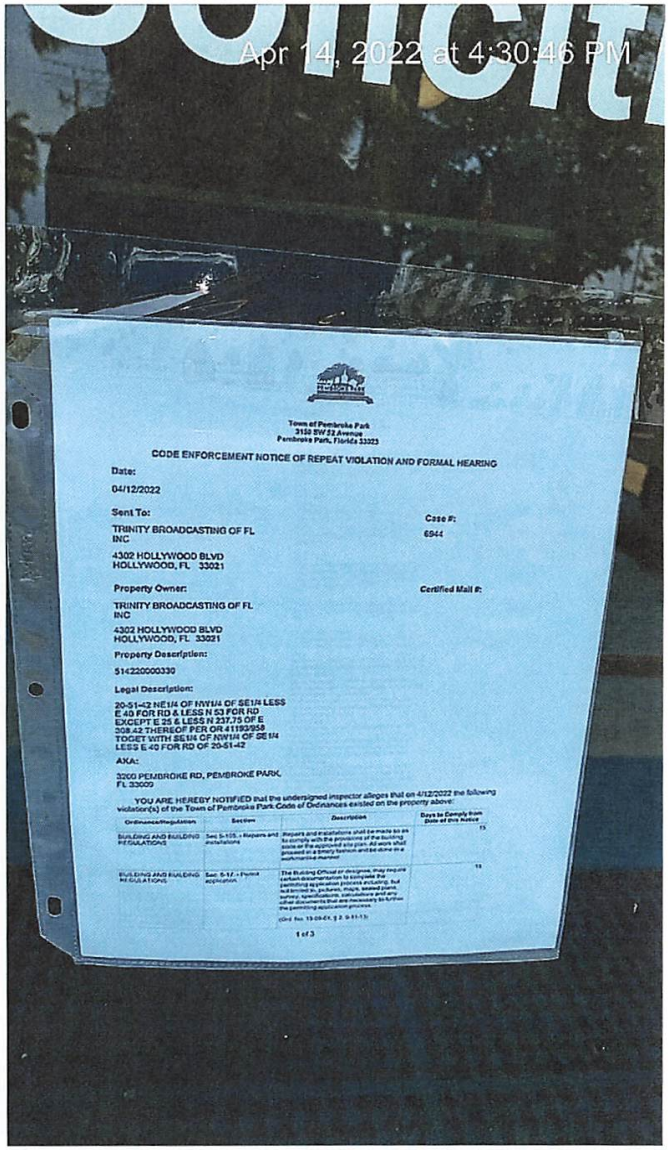
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Signature

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____


Apr 14, 2022 at 4:30:58 PM
MAIL
3300
No Soliciting


Apr 14, 2022 at 4:30:46 PM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
04/12/2022
Sent To:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Case #:
6944
Property Owner:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Certified Mail #:
Property Description:
514220000330
Legal Description:
20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 308.42 THEREOF PER OR 41193/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42
AKA:
3200 PEMBROKE RD, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec. 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a priority fashion and be done in a workmanlike manner.
15
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application
The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.
(Ord. No. 13-09-EX, § 2, 9-11-13)
15
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:

04/12/2022

Sent To:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

6944

Property Owner:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000330

Legal Description:

20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 308.42 THEREOF PER OR 41193/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42

AKA:

3200 PEMBROKE RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
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1. Demolition of structures without a Building permit for Lot 931, 840, 820, 613. Obtain demolition permit for all structure that were removed.
2. Prohibited flag banner signs. Remove all banner signs.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 to obtain permits.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

4/12/2022

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	6944	04/12/2022

Property Owner:	Property Description:	Certified Mail #:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	514220000330	

Legal Description:	AKA:
20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 308.42 THEREOF PER OR 41193/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42	3200 PEMBROKE RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	15
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...	15

Notes/Means of Correction:

1. Demolition of structures without a Building permit for Lot 931, 840, 820, 613. Obtain demolition permit for all structure that were removed.
2. Prohibited flag banner signs. Remove all banner signs.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 to obtain permits.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. TRINITY BROADCASTING OF FL INC JUAN C TORRES ORTIZ Respondent(s)	Case No.: 5364

AMENDED FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3300 PEMBROKE ROAD LOT 449, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: TRINITY BROADCASTING OF FL INC / JUAN C TORRES ORTIZ, 4302 HOLLYWOOD BLVD, HOLLYWOOD, FL, 33021

FOLIO NO.: 5142 30 38 0660

LEGAL DESCRIPTION: 20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Nazly Cardona C.A.

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

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Apr 8, 2022 at 2:56:20 PM


Apr 8, 2022 at 2:56:57 PM
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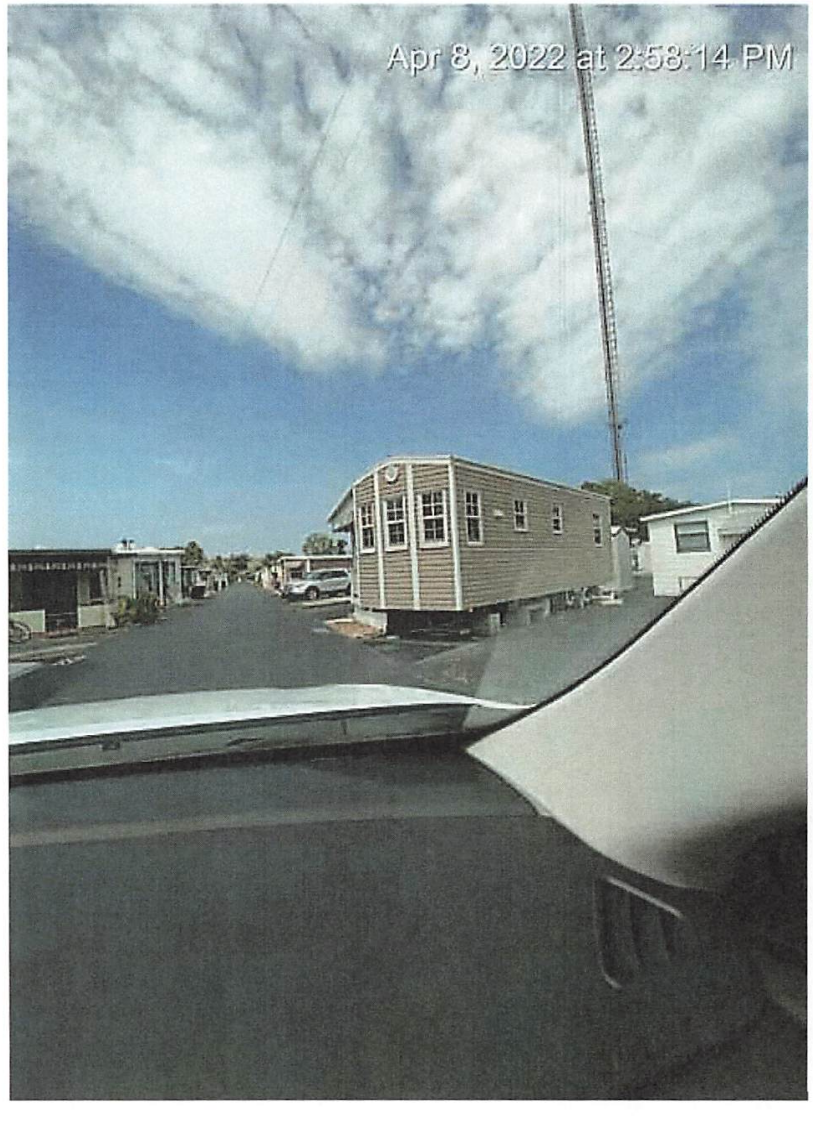
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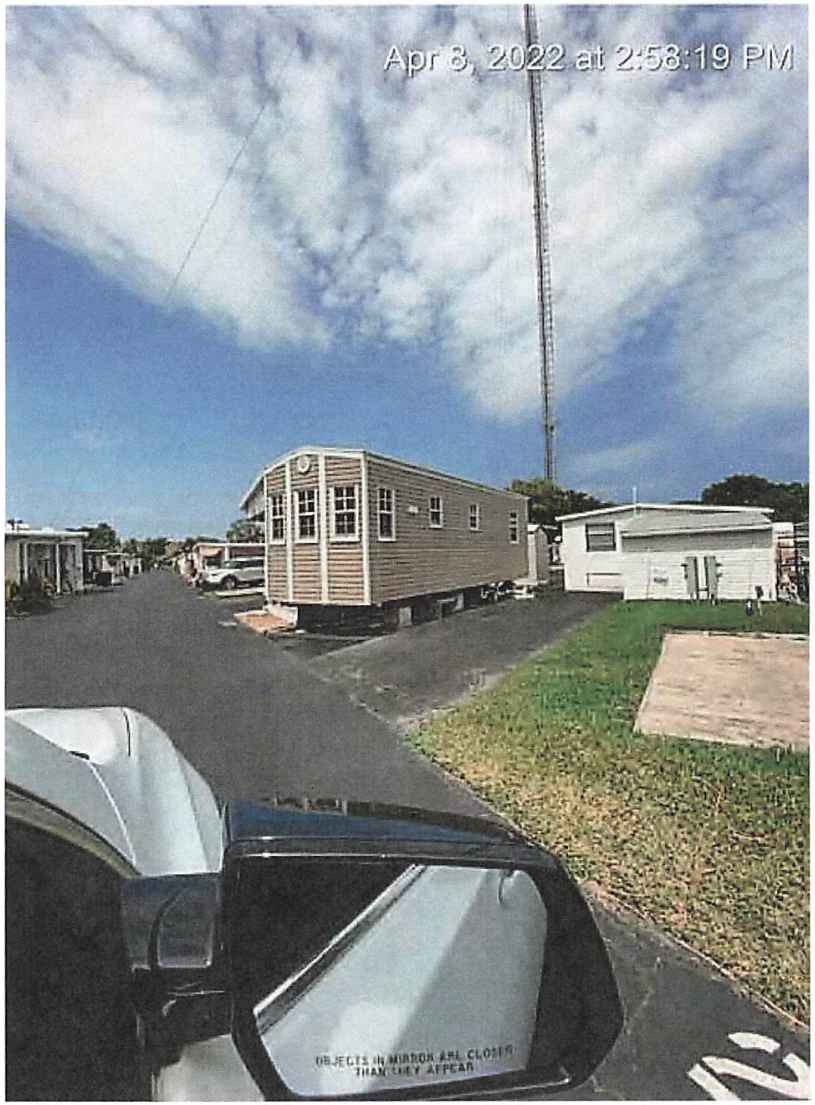
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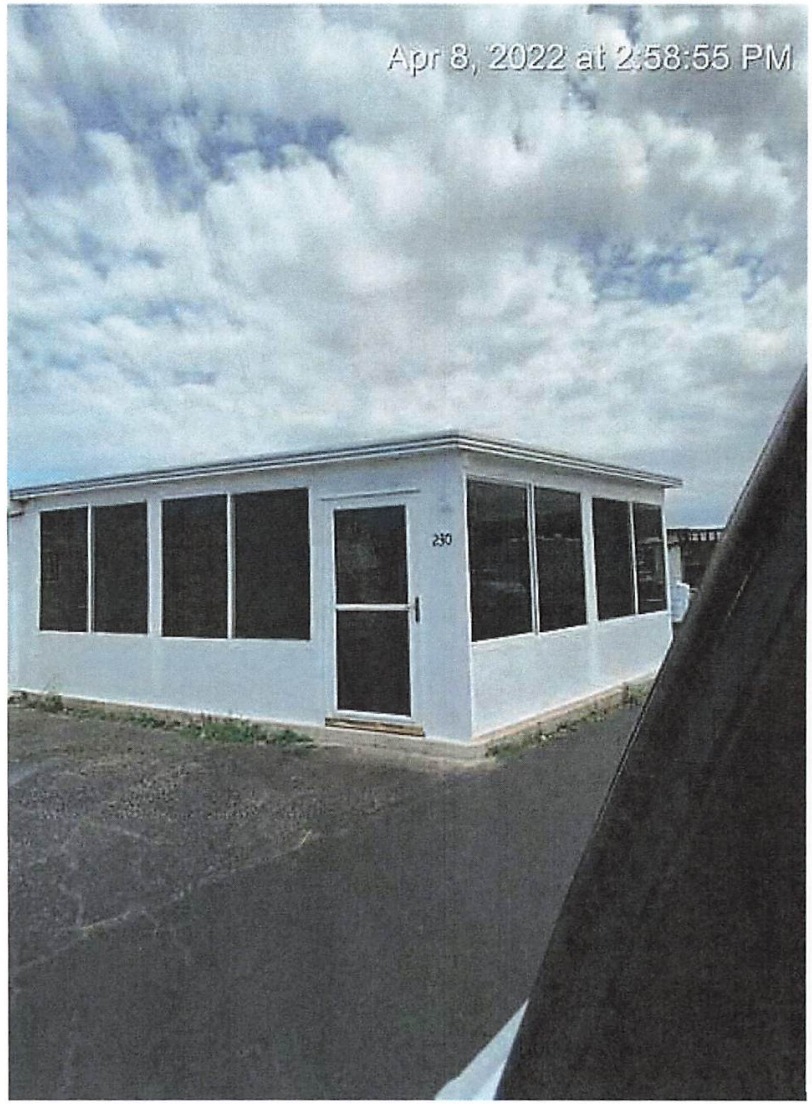
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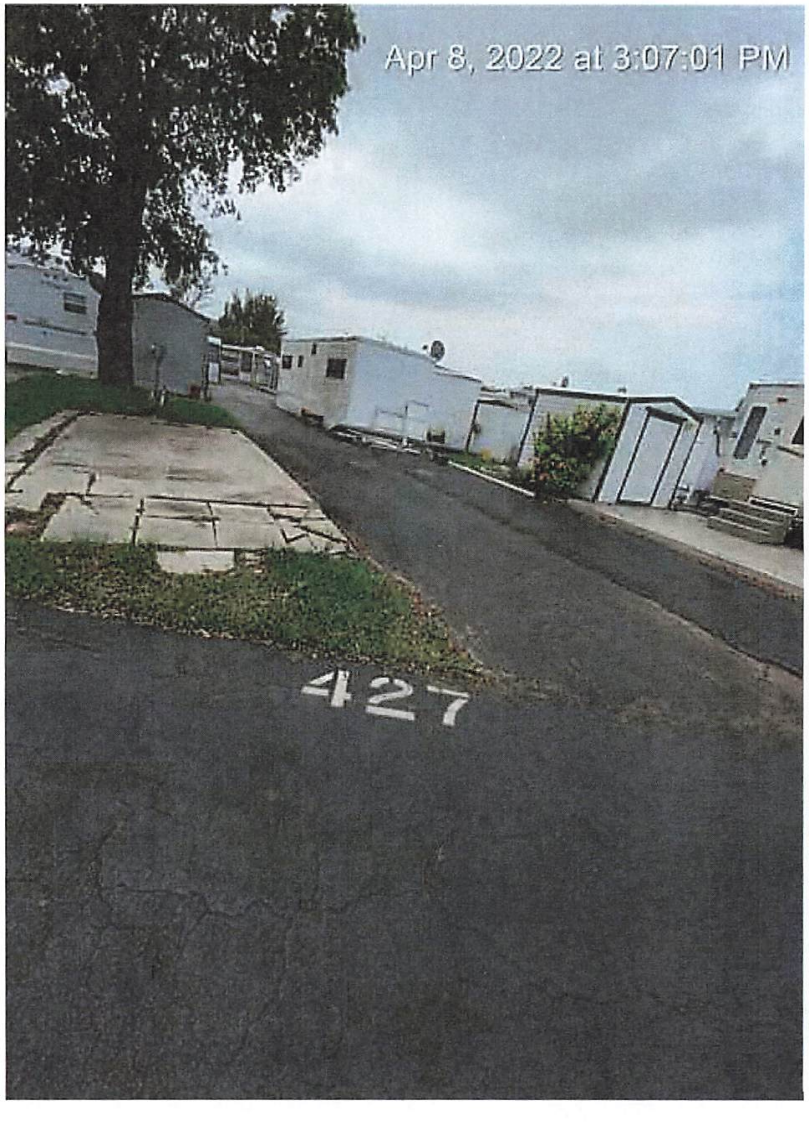
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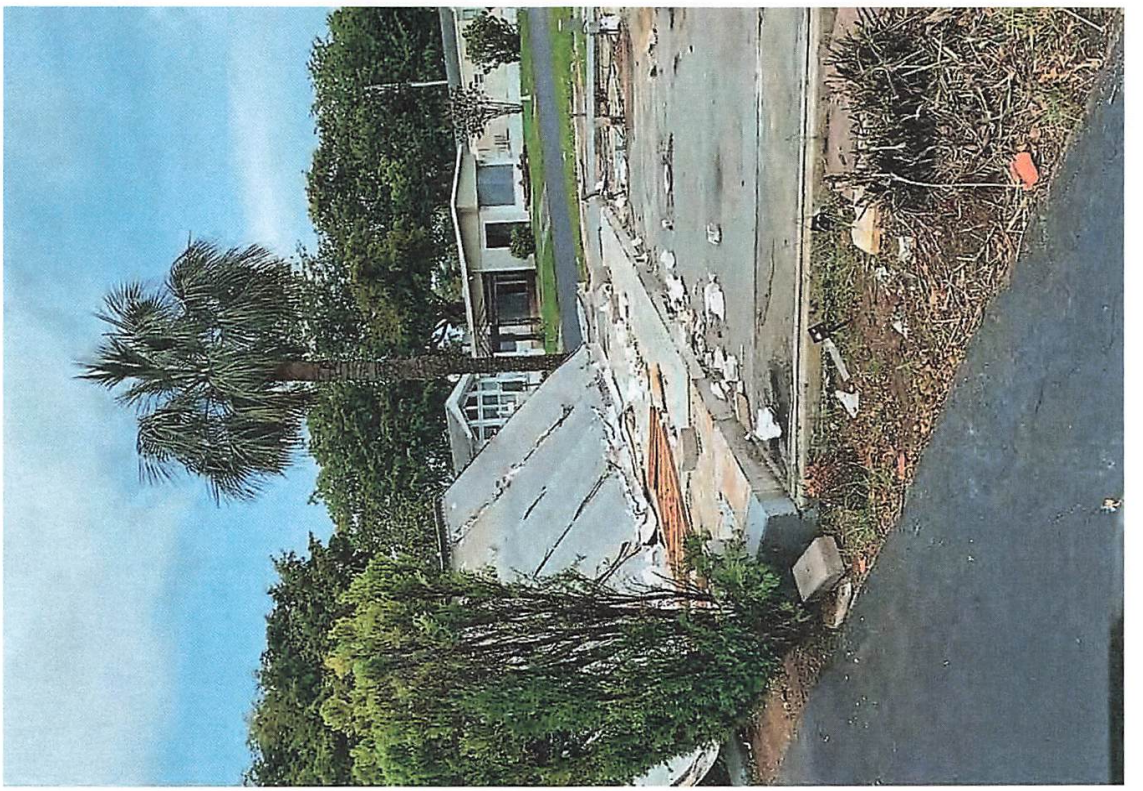

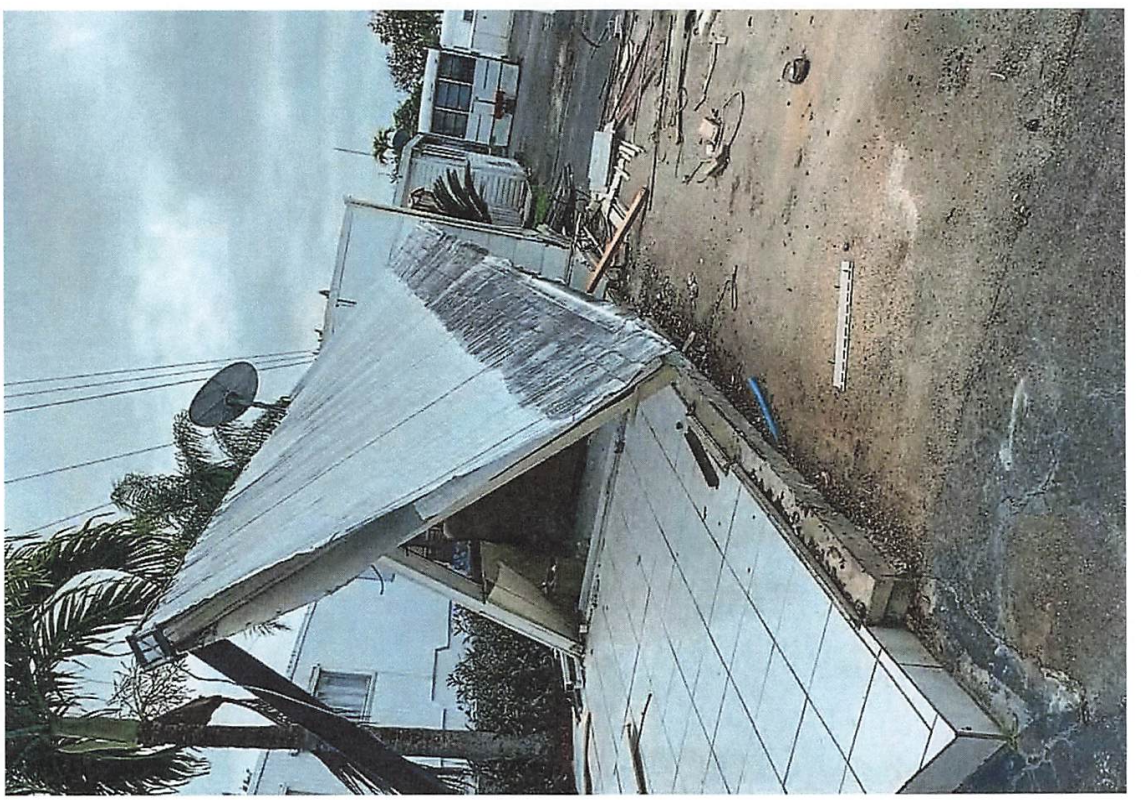

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07-22
QTV Q23
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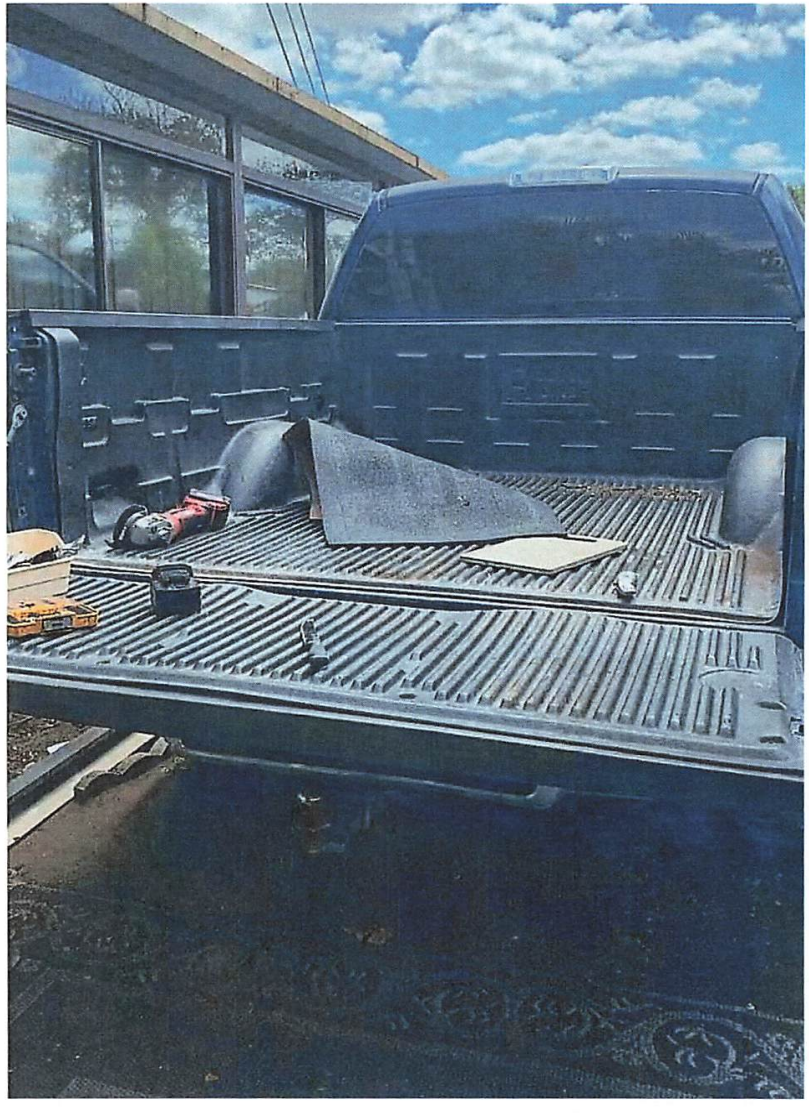


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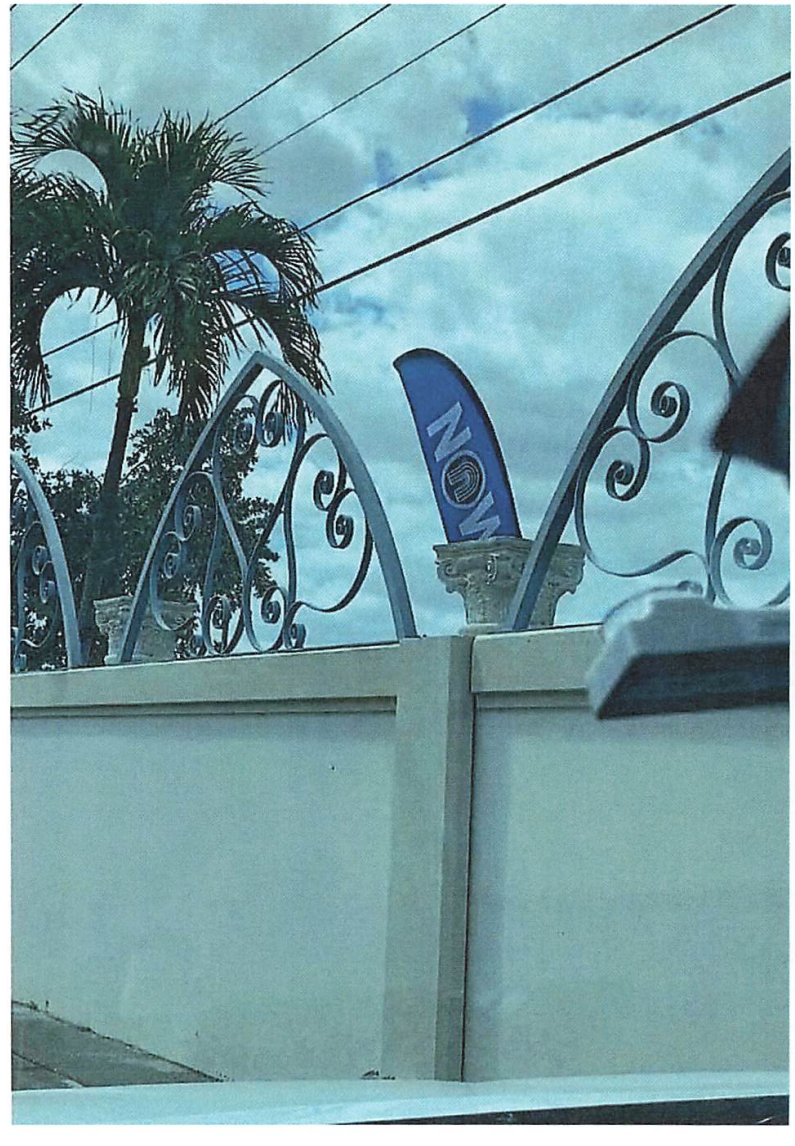

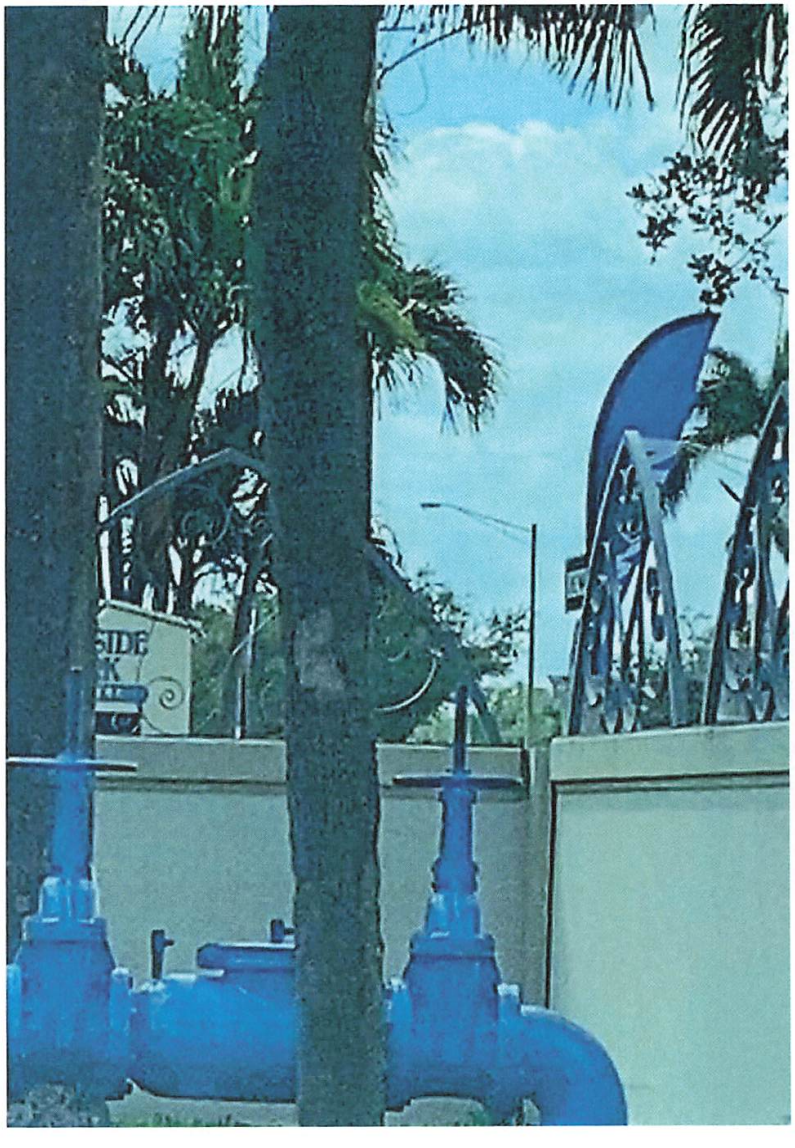

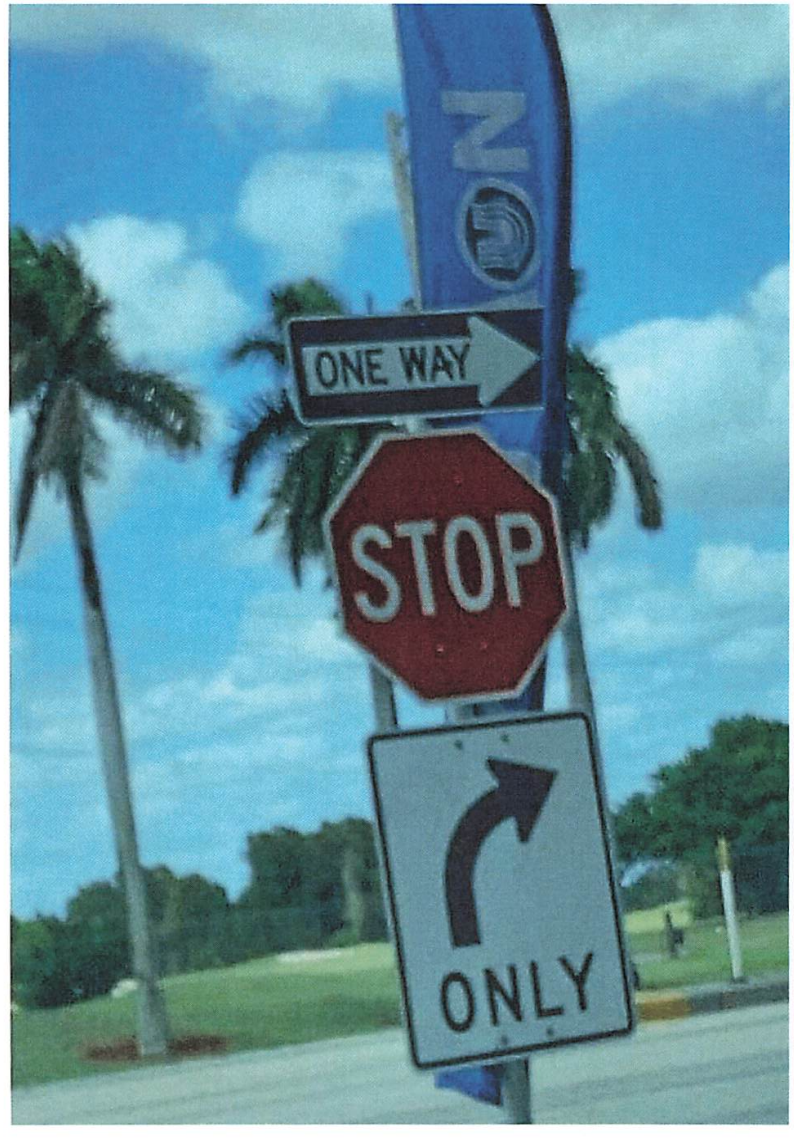
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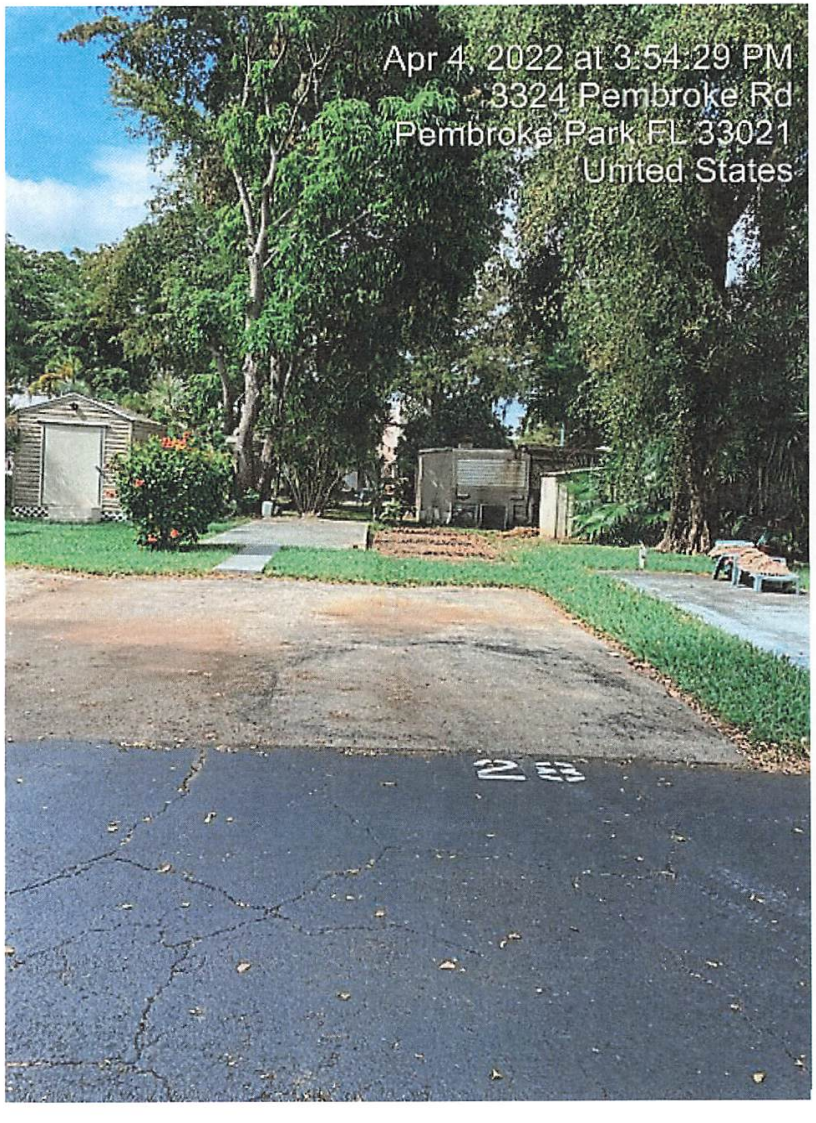
ONLY

CHURCH

STOP
ID #4602

NOW CHURCH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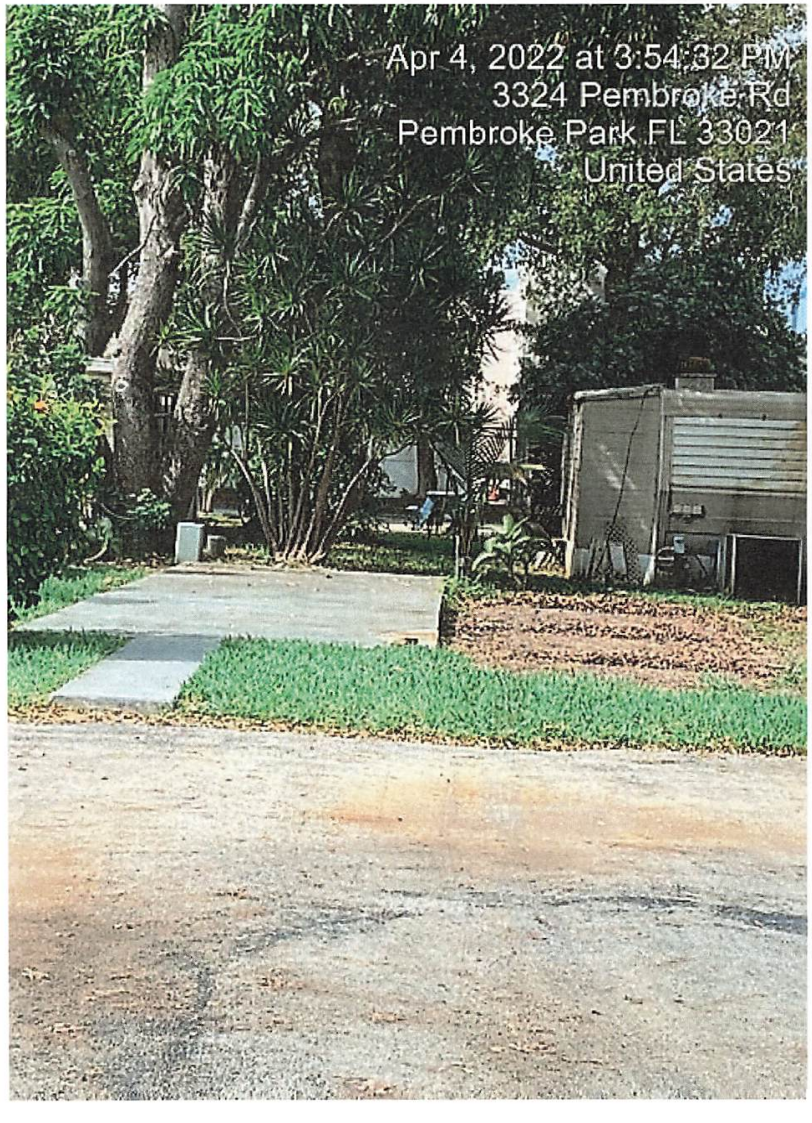
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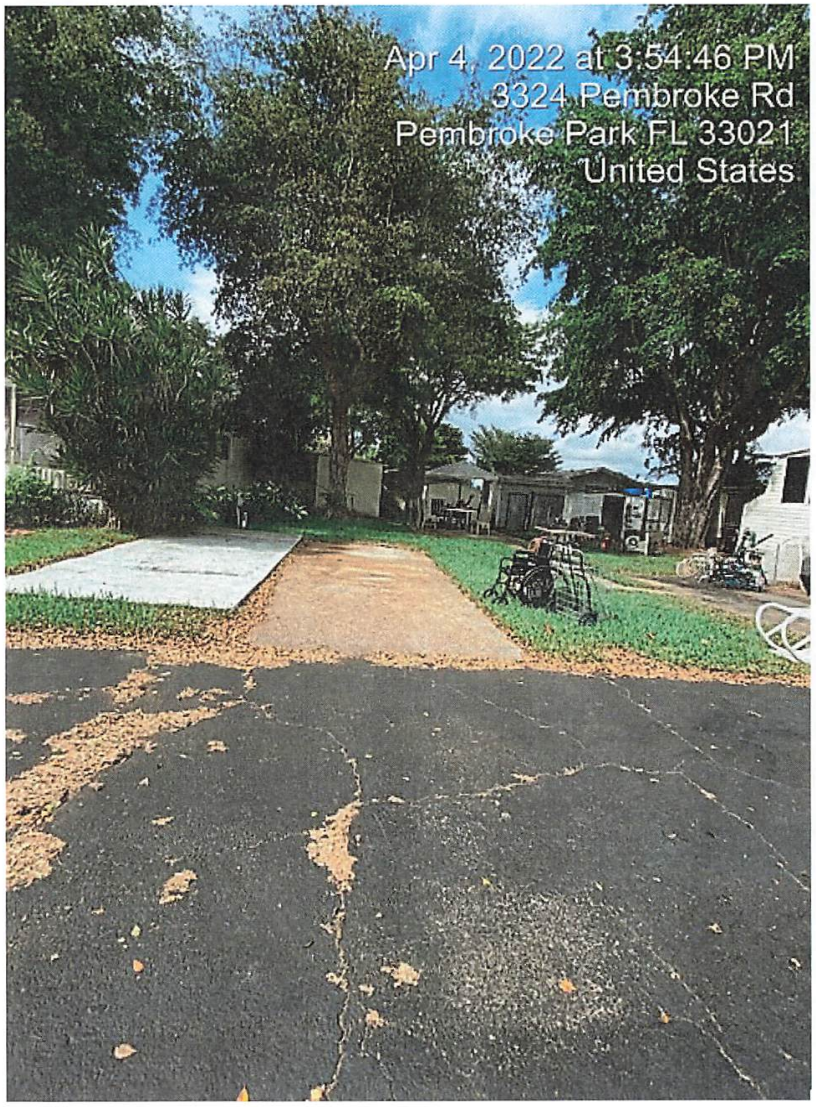
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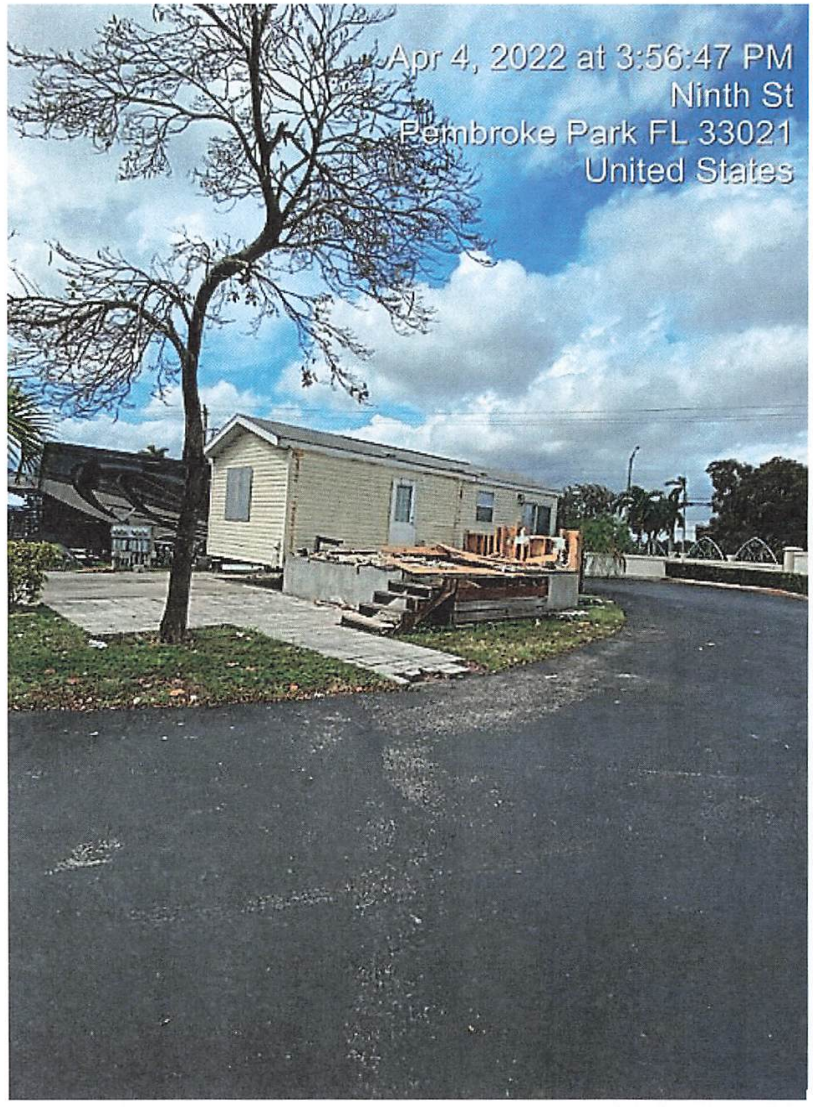
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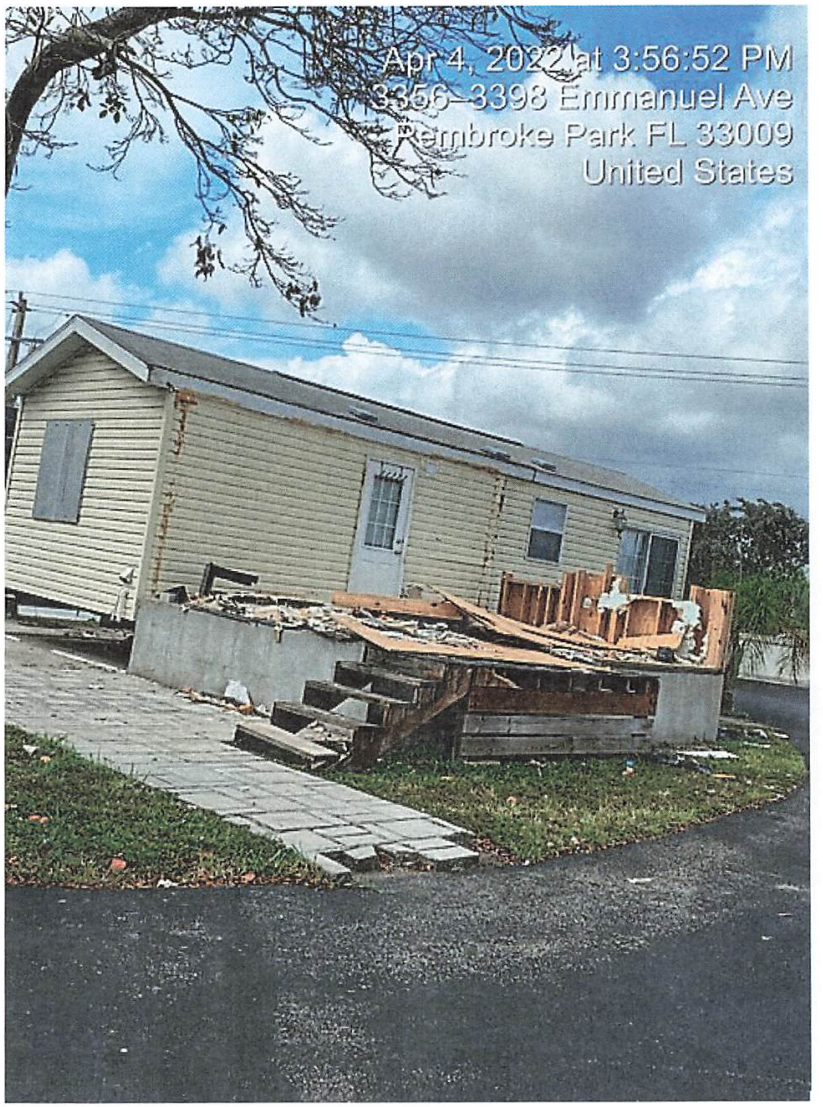
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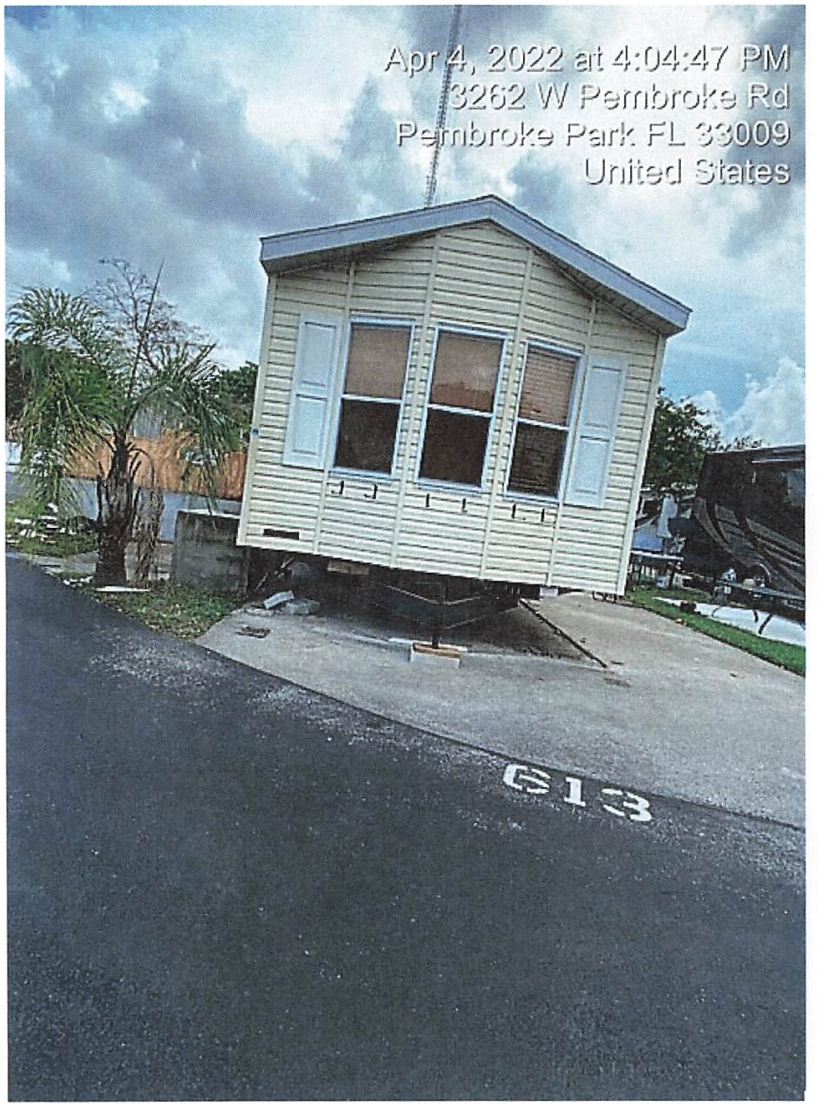
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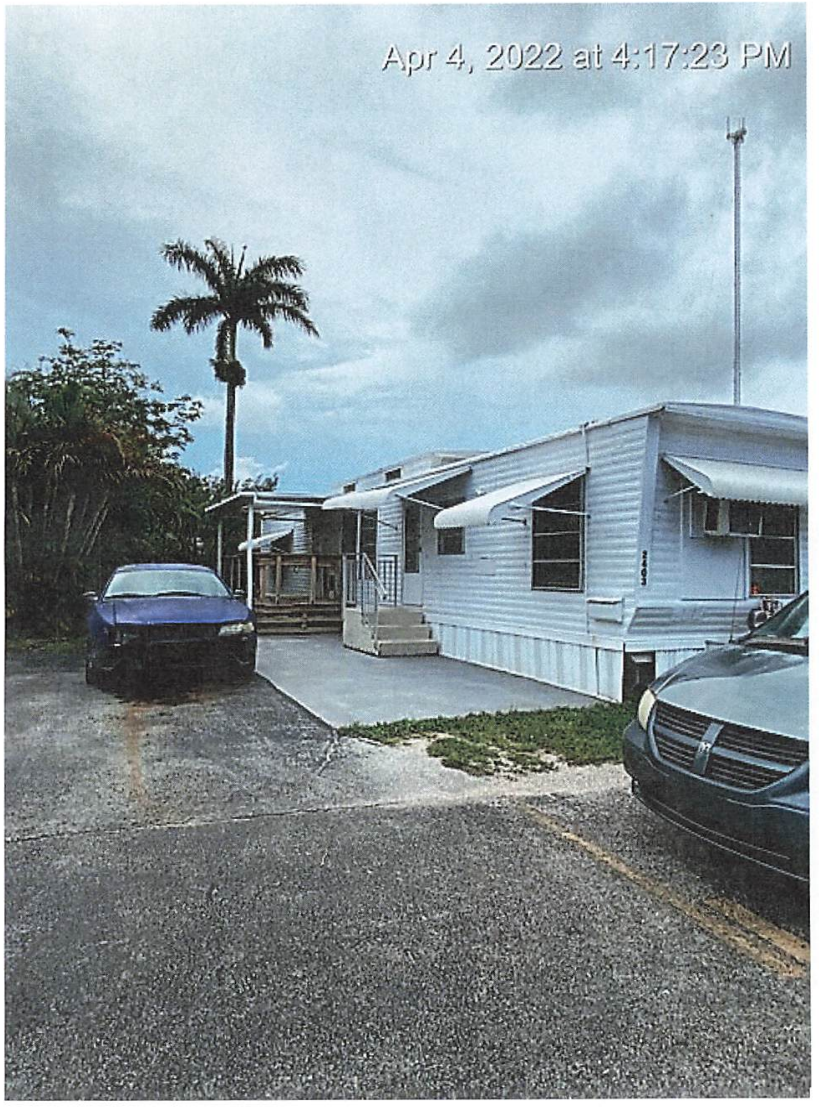
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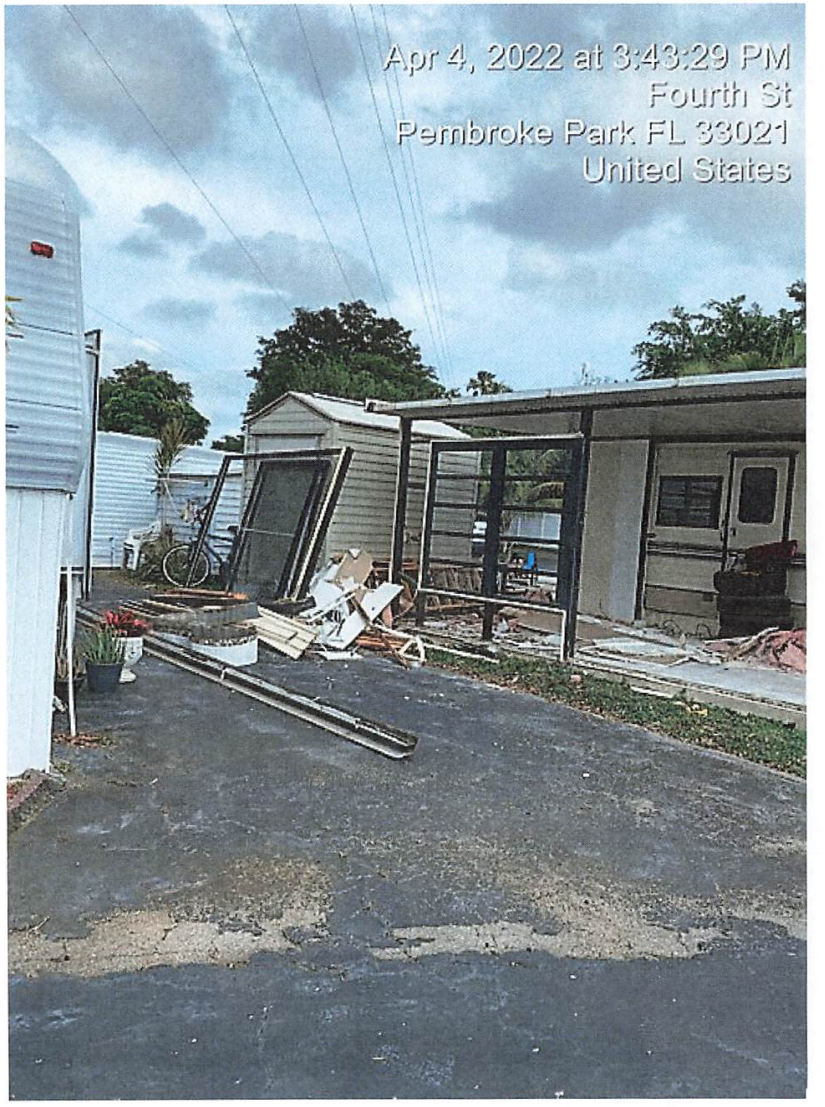
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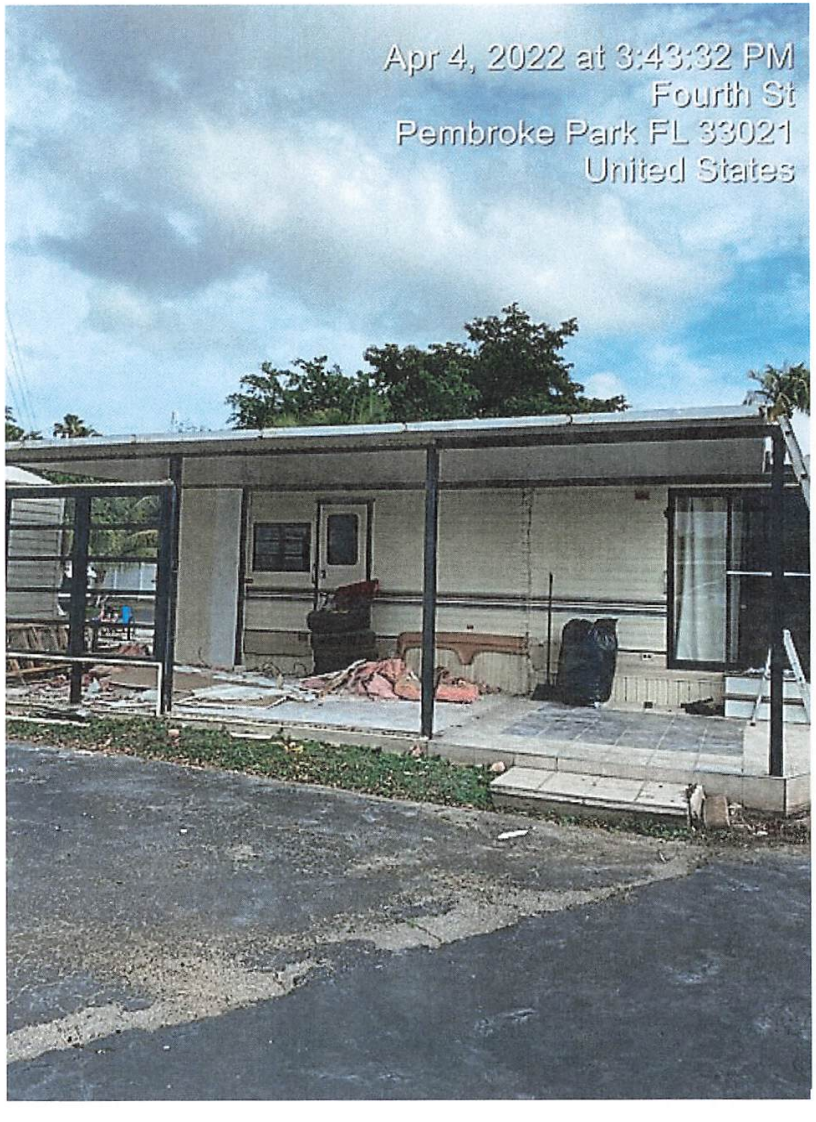
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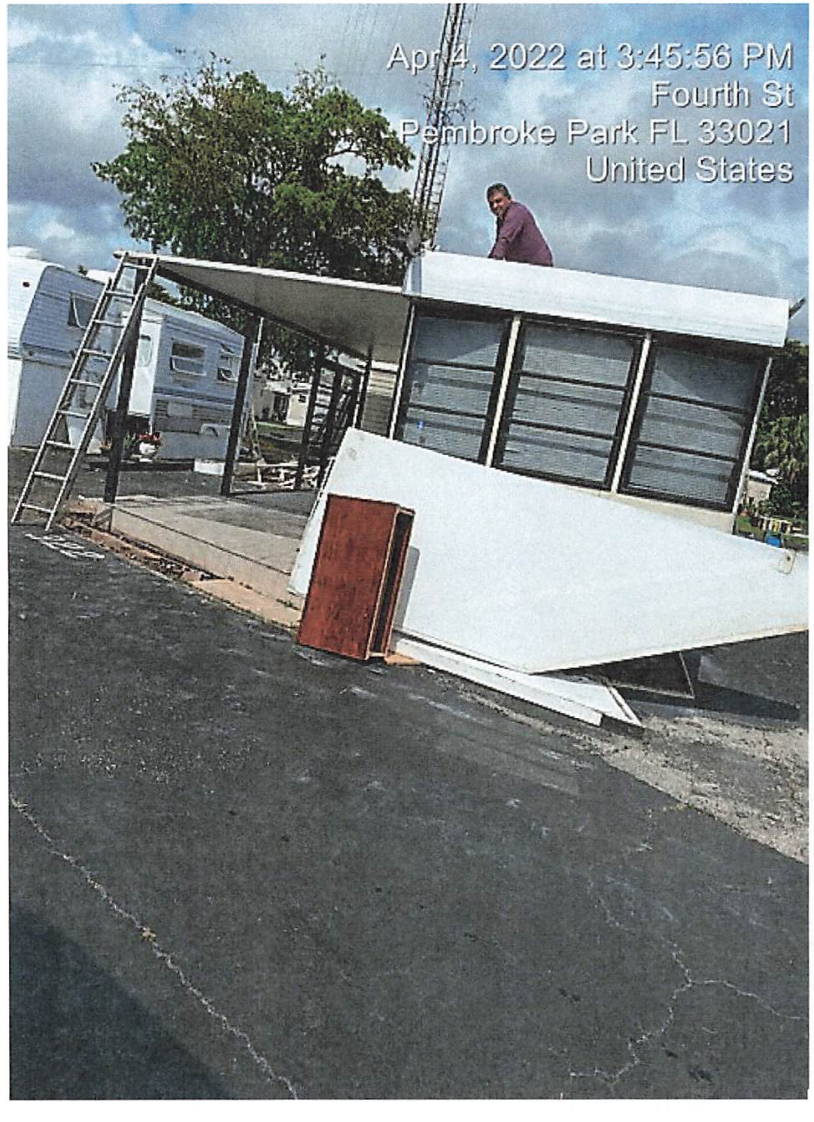
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United States

Case Overview

Property/Incident Information

Owner	Address	Site Address
JOE REALTY HOME LLC	522 NE 66 ST MIAMI, FL 33138	3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

Legal Description

Case Status Open **Case #** 6666 **Date Next Inspection** 5/18/2022

Notes Bathroom re-model without a permit including sink removal
To comply with this violation please take the following action:
1)Obtain a permit through the building department

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/28/2022		Notice of Violation	Regular Mail
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2022



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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$

Sent To: JOE REALTY HOME LLC
Street and Ap: 522 NE 66 ST
City, State, Zi: MIAMI FL 33138 (NOH-6666)

PS Form 38

Postmark Here

7021 1970 0000 4565 7992



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.33

Sent To: DESILHOMME, JOSEPH
Street and Apt.: 3932 SW 52ND AVE, APT 4
City, State, ZIP: PEMBROKE PARK FL 33023 (NOH-6666)

PS Form 3800

Postmark Here

7021 1970 0000 4565 8005



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

1. Article Addressed to:

DESILHOMME, JOSEPH
3932 SW 52ND AVE, APT 4
PEMBROKE PARK
FL 33023 (NOH-6666)

9590 9402 6921 1104 8004 60

2. Article Number (Transfer from service label)
7021 1970 0000 4565 8005

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name)
D Joseph

C. Date of Delivery
4/19/22

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JOE REALTY HOME LLC CASE NO. 6666.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: JOE REALTY HOME LLC AT 3:50 P.M. ON THE 28 DAY OF April 2022.

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

TYPE OF SERVICE

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

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

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

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

Erik Richwagen
AFFIANT

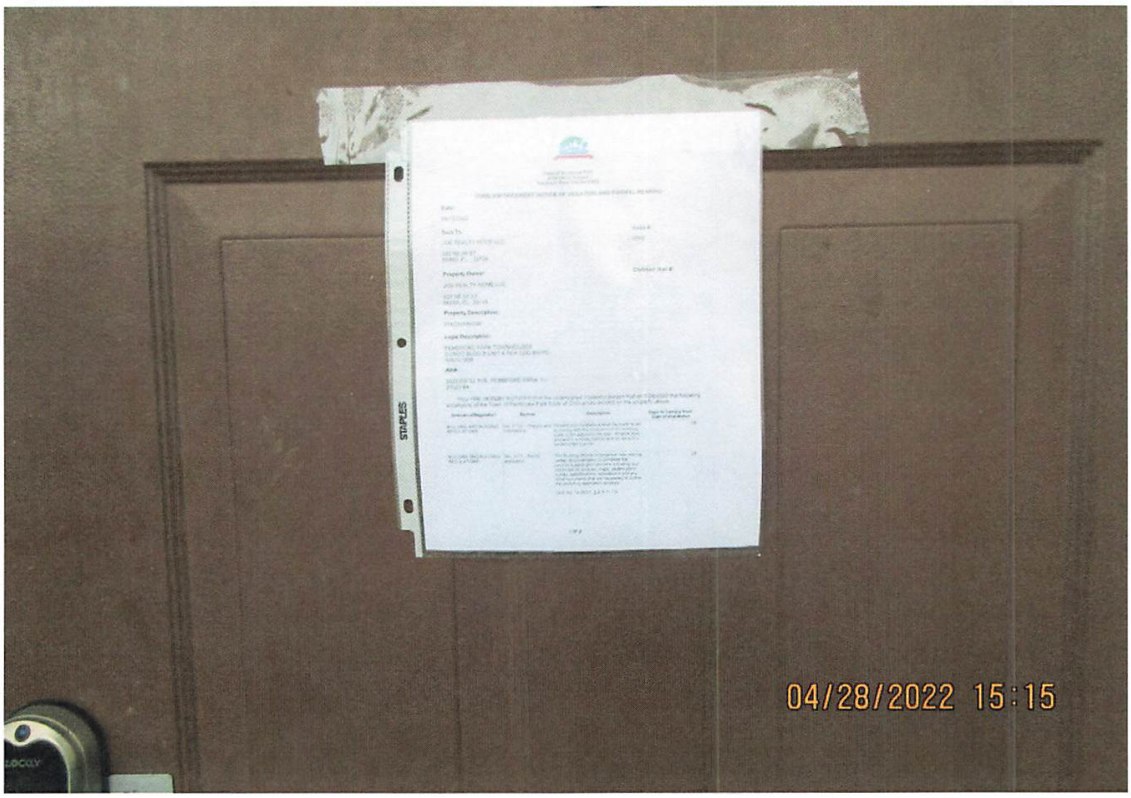
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 17 day of May, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


4
04/28/2022 15:16


STAPLES
04/28/2022 15:15

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/12/2022

Sent To:

JOE REALTY HOME LLC

522 NE 66 ST
MIAMI, FL 33138

Case #:

6666

Property Owner:

JOE REALTY HOME LLC

522 NE 66 ST
MIAMI, FL 33138

Certified Mail #:

Property Description:

514230AB0090

Legal Description:

PEMBROKE PARK TOWNHOUSES
CONDO BLDG B UNIT 4 PER CDO BK/PG:
43825/1858

AKA:

3932 SW 52 AVE, PEMBROKE PARK, FL
33023 B4

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	28
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	28

Bathroom re-model without a permit including sink removal
To comply with this violation please take the following action:
1)Obtain a permit through the building department

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

4/12/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3932 SW 52 AVENUE #B4, PEMBROKE PARK FL 33023	ID #	5142 30 AB 0090
Property Owner	JOE REALTY HOME LLC	Millage	0613
Mailing Address	522 NE 66 ST MIAMI FL 33138	Use	04
Abbr Legal Description	PEMBROKE PARK TOWNHOUSES CONDO BLDG B UNIT 4 PER CDO BK/PG: 43825/1858		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$16,290	$146,630	$162,920	$149,730	
2021	$16,290	$146,630	$162,920	$136,120	$3,100.38
2020	$13,480	$121,300	$134,780	$123,750	$2,742.50

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$162,920	$162,920	$162,920	$162,920
Portability	0	0	0	0
Assessed/SOH	$149,730	$162,920	$149,730	$149,730
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	$149,730	$162,920	$149,730	$149,730

Sales History

Date	Type	Price	Book/Page or CIN
6/19/2018	WD-Q	$125,000	115153111
8/14/2009	SWD-T		46610 / 975

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		1335
Units/Beds/Baths		1/3/2.5
Eff./Act. Year Built: 2008/2007		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Not For Profit Corporation
PEMBROKE PARK TOWNHOUSES CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N07000002960
FEI/EIN Number	26-0171586
Date Filed	03/21/2007
State	FL
Status	ACTIVE

Principal Address

3930 SW 52 AVE
UNIT 4D
PEMBROKE PARK, FL 33023

Changed: 04/05/2011

Mailing Address

3930 SW 52 AVE
UNIT 4D
PEMBROKE PARK, FL 33023

Changed: 04/05/2011

Registered Agent Name & Address

SARA, OQUENDO
3930 SW 52ND AVE APT 4
PEMBROKE PARK, FL 33023

Name Changed: 03/18/2019

Address Changed: 03/18/2019

Officer/Director Detail

Name & Address

Title SECR

OQUENDO, SARA
3930 SW 52 AVE UNT 4D
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	03/18/2019
2020	04/06/2020
2021	04/27/2021

Document Images

04/27/2021 -- ANNUAL REPORT	View image in PDF format
04/06/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
03/28/2017 -- ANNUAL REPORT	View image in PDF format
02/23/2016 -- ANNUAL REPORT	View image in PDF format
02/26/2015 -- ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
03/25/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
02/13/2012 -- Reg. Agent Change	View image in PDF format
04/19/2011 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
09/13/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
04/15/2008 -- ANNUAL REPORT	View image in PDF format
03/21/2007 -- Domestic Non-Profit	View image in PDF format

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
JOE REALTY HOME LLC 522 NE 66 ST MIAMI, FL 33138	6666	01/28/2022

Property Owner:	Property Description:	Certified Mail #:
JOE REALTY HOME LLC 522 NE 66 ST MIAMI, FL 33138	514230AB0090	

Legal Description:	AKA:
PEMBROKE PARK TOWNHOUSES CONDO BLDG B UNIT 4 PER CDO BK/PG: 43825/1858	3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	28
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	28

Notes/Means of Correction:

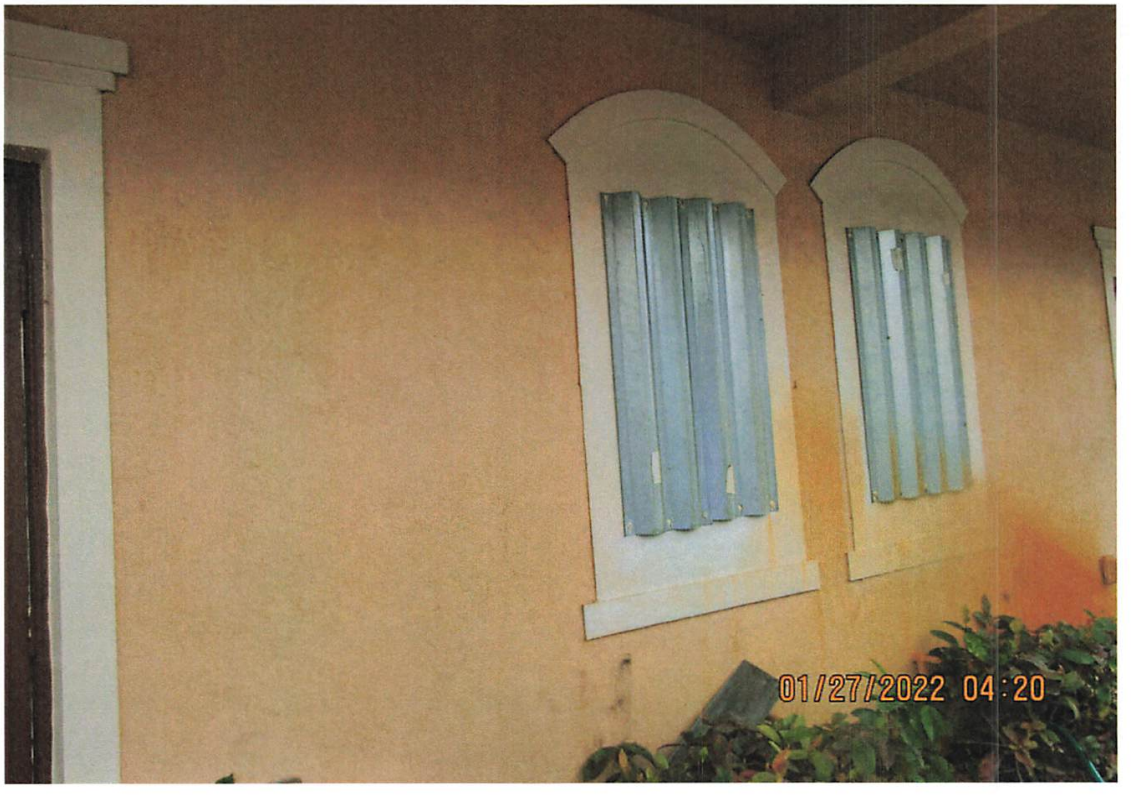
Bathroom re-model without a permit including sink removal
To comply with this violation please take the following action:
1)Obtain a permit through the building department

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

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

Erik Richwagen
Code Enforcement Officer


4
01/27/2022 04:20


01/27/2022 04:20


⚠WARNING
RISK OF ELECTRIC SHOCK. CAN CAUSE INJURY OR DEATH: DISCONNECT ALL REMOTE ELECTRIC POWER SUPPLIES BEFORE SERVICING. THIS COMPARTMENT MUST BE CLOSED EXCEPT WHEN SERVICING.
⚠ AVERTISSEMENT
DANGER DE CHOC ÉLECTRIQUE OU DE MORT. COUPEZ TOUT LE COURANT AVANT TOUT ENTRETIEN OU REPARATION. LE COMPARTIMENT DOIT RESTER FERME SAUF PENDANT L'ENTRETIEN.
⚠ ADVERTENCIA
PELIGRO DE CHOQUE ELÉCTRICO O MUERTE. DESCONECTE TODAS LAS FUENTES DE ENERGÍA ELÉCTRICA ANTES DE MANTENIMIENTO O SERVICO TÉCNICO. EL COMPARTIMENTO DEBE PERMANECER CERRADO EXCEPTO DURANTE EL SERVICIO DE MANTENIMIENTO.
01/27/2022 04:22


ETL
Intertek
ASHI CERTIFIED
01/27/2022 04:22


GOODMAN MANUFACTURING COMPANY, L.P.
5151 SAN FELIPE ST., SUITE 500, HOUSTON, TX 77056
WARNING
ADVERTISSEMENT
ADVERTENCIA
Intertek
5004994
AHRI CERTIFIED
01/27/2022 04:22


5151 SAN FELIPE ST., SUITE 500, HOUSTON, TX 77056
WARNING
ADVERTISSEMENT
ADVERTENCIA
Intertek
5004994
AHRI CERTIFIED
01/27/2022 04:23


01/27/2022 04:24


01/27/2022 04:12


01/27/2022 04:15


01/27/2022 04:15

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

:6 Sara, OQ Vendo
3930 SW 52nd Ave Apt 4
Pembroke Park, FL 33023

OF PEMBROKE PARK
) AVENUE • PEMBROKE PARK, FLORIDA 33023

6666

Sent To:

JOE REALTY HOME LLC

522 NE 66 ST
MIAMI, FL 33138

Case #:

6666

N OF PEMBROKE PARK
2ND AVENUE • PEMBROKE PARK, FLORIDA 33023

:666 522 NE 66 ST Miami FL 33138

Case Overview

Property/Incident Information

Owner	Address	Site Address
WILSON,MCNEIL WILSON,ANGELA	8409 LONG ACRE DR MIRAMAR, FL 33025	5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 6810 **Date Next Inspection** 5/18/2022

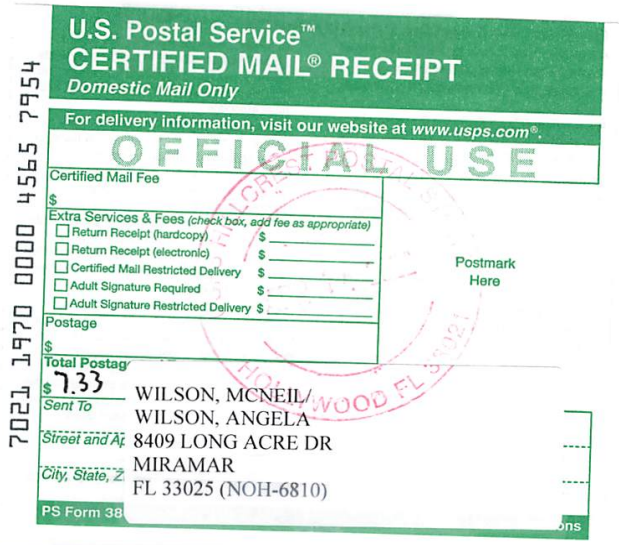
Notes
The entire parking lot is in disrepair and requires repair
There is discoloration on the exterior walls of this property
The fence in the backyard is in disrepair and requires repair
To comply with these violations please take the following actions:
1)Acquire plans and inspections for a permit for the Repairs to the parking lot. Contact the building department (954 966-4600 EXT#182)
2)Remove all exterior wall discoloration from this property
3)Repair/Replace the damaged fence in the backyard

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/9/2022		Notice of Violation	Regular Mail
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2022



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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check 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
$ 7.33

Sent To
WILSON, MCNEIL/
WILSON, ANGELA

Street and Ap
8409 LONG ACRE DR

City, State, Z
MIRAMAR
FL 33025 (NOH-6810)

Postmark Here

HOLLYWOOD FL 330

PS Form 38 ons

7021 1970 0000 4565 7954

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

WILSON, MCNEIL/
WILSON, ANGELA
8409 LONG ACRE DR
MIRAMAR
FL 33025 (NOH-6810)

9590 9402 6921 1104 8005 14

2. Article Number (Transfer from service label)
7021 1970 0000 4565 7954

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

WILSON, MCNEIL WILSON, ANGELA CASE NO. 6810.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: WILSON, MCNEIL WILSON, ANGELA AT 3:38 P.M. ON THE 28 DAY OF APRIL 2022.

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

TYPE OF SERVICE

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

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

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

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

Erik Richwagen
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 17 day of May, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

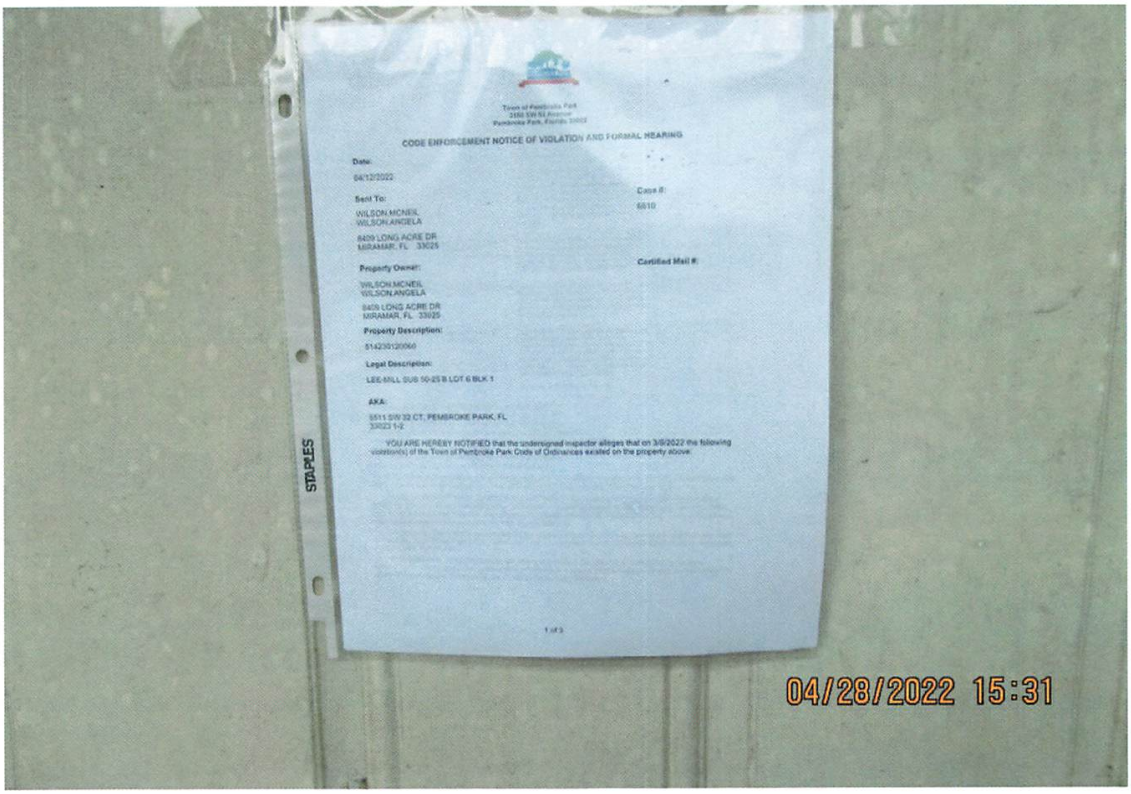
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


5511
04/28/2022 15:25


5511
04/28/2022 15:25


03/03/2022 08:55


03/03/2022 08:54


Town of Pembroke Park
2150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
04/12/2022
Case #:
6810
Sent To:
WILSON,MCNEIL
WILSON,ANGELA
8409 LONG ACRE DR
MIRAMAR, FL 33025
Certified Mail #:
Property Owner:
WILSON,MCNEIL
WILSON,ANGELA
8409 LONG ACRE DR
MIRAMAR, FL 33025
Property Description:
514230120060
Legal Description:
LEE MILL SUB 50-25 B LOT 6 BLK 1
AKA:
5511 SW 32 CT, PEMBROKE PARK, FL
33023 1-2
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/8/2022 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 3
STAPLES
04/28/2022 15:31


04/28/2022 15:31


N
04/28/2022 15:32


04/28/2022 15:19

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/12/2022

Sent To:

WILSON,MCNEIL
WILSON,ANGELA

8409 LONG ACRE DR
MIRAMAR, FL 33025

Case #:

6810

Property Owner:

WILSON,MCNEIL
WILSON,ANGELA

8409 LONG ACRE DR
MIRAMAR, FL 33025

Certified Mail #:

Property Description:

514230120060

Legal Description:

LEE-MILL SUB 50-25 B LOT 6 BLK 1

AKA:

5511 SW 32 CT, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
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If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

4/12/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5511 SW 32 COURT #1-2, PEMBROKE PARK FL 33023-5303
Property Owner	WILSON, MCNEIL WILSON, ANGELA
Mailing Address	8409 LONG ACRE DR MIRAMAR FL 33025

ID #	5142 30 12 0060
Millage	0613
Use	08

Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 6 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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$12,000	$213,900	$225,900	$220,250	
2021	$12,000	$192,210	$204,210	$200,230	$4,331.61
2020	$12,000	$170,030	$182,030	$182,030	$3,928.55

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$225,900	$225,900	$225,900	$225,900
Portability	0	0	0	0
Assessed/SOH	$220,250	$225,900	$220,250	$220,250
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$220,250	$225,900	$220,250	$220,250

Sales History

Date	Type	Price	Book/Page or CIN
4/2/2013	WD-Q	$135,000	111440688
2/15/2008	WD-Q	$150,000	45107 / 78
11/26/2003	WD	$126,100	36568 / 1870
7/9/1996	D	$86	25151 / 456
3/13/1996	WD	$50,000	24618 / 785

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
WILSON,MCNEIL WILSON,ANGELA 8409 LONG ACRE DR MIRAMAR, FL 33025	6810	03/09/2022

Property Owner:	Property Description:	Certified Mail #:
WILSON,MCNEIL WILSON,ANGELA 8409 LONG ACRE DR MIRAMAR, FL 33025	514230120060	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 6 BLK 1	5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Notes/Means of Correction:

The entire parking lot is in disrepair and requires repair
There is discoloration on the exterior walls of this property
The fence in the backyard is in disrepair and requires repair
To comply with these violations please take the following actions:
1)Acquire plans and inspections for a permit for the Repairs to the parking lot. Contact the building department (954 966-4600 EXT#182)
2)Remove all exterior wall discoloration from this property
3)Repair/Replace the damaged fence in the backyard

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

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

Erik Richwagen
Code Enforcement Officer


03/03/2022 08:54


5511
03/03/2022 08:55


03/03/2022 08:55


03/03/2022 08:55

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

Hasler FIRST-CLASS MAIL
03/10/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

NoV-6810

5511 SW 32 CT
Pembroke Park
FL 33023 1-2

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

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03/10/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

NoV-6810

Sent To:

WILSON,MCNEIL
WILSON,ANGELA

8409 LONG ACRE DR
MIRAMAR, FL 33025

Case #:

6810

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK LAKES INC	PO BOX 260490 PEMBROKE PINES, FL 33026	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

Legal Description

Case Status Open **Case #** 6822 **Date Next Inspection** 5/18/2022

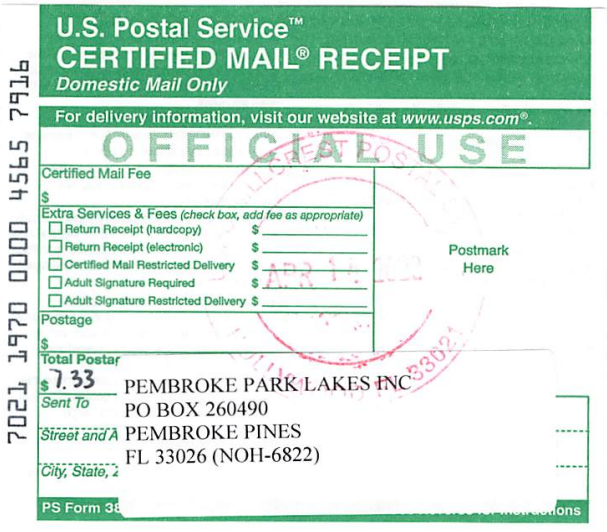
Notes The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2022		Notice of Violation	Regular Mail
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2022



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

Postage
$

Total Postar
$ 7.33

Postmark Here

Sent To PEMBROKE PARK LAKES INC
Street and A PO BOX 260490
City, State, Z PEMBROKE PINES
FL 33026 (NOH-6822)

PS Form 38



7021 1970 0000 4565 7923

U.S. Postal Service™
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Certified Mail Fee
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postag
$ 7.33

Postmark Here

Sent To Christopher P. Kelley, P.A.
Street and Ap 11098 BISCAYNE BLVD #205
City, State, Z MIAMI, FL 33161
(NOH-6822)

PS Form 38

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK LAKES INC CASE NO. 6822.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC AT 3:56 P.M. ON THE 28 DAY OF APRIL 2022.

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

TYPE OF SERVICE

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

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

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

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

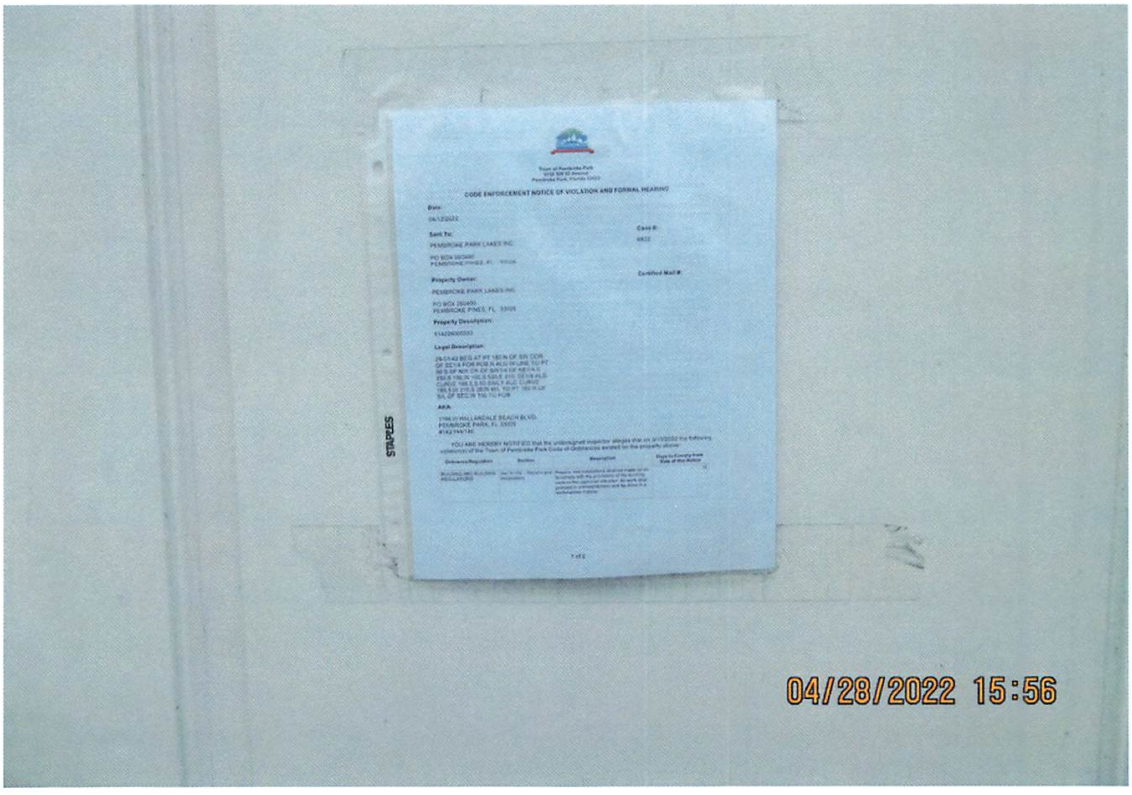
Erik Richwagen
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 17 day of May, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

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


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
STAPLES
04/28/2022 15:56


04/28/2022 15:56

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330
16 MAR 2022PM 1 L

Hasler
03/15/2022
US POSTAGE $000.53⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

5822

Pembroke Park Lakes LLC
3196 W. Hallandale Beach BLVD
Pembroke Park
FL 33009

RECEIVED MAR 31 2022

NIXIE 331 DE 1 0003/29/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *2006-02635-16-41

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CERTIFIED MAIL

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7021 1970 0000 4565 7916

Hasler
04/14/2022
US POSTAGE $007.33⁰
ZIP 33023
011D10656696

4/18

PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES
FL 33026 (NOH-6822)

NIXIE 331 DE 1 0005/07/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *0706-02404-14-44

...9300090000026880 UNC
33026-0490-BCC



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28

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

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

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

Property Assessment Values

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

2022* Exemptions and Taxable Values by Taxing Authority

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

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

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

Principal Address

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

Changed: 02/09/2022

Mailing Address

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

Changed: 02/09/2022

Registered Agent Name & Address

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

Name Changed: 08/05/2021

Address Changed: 08/05/2021

Officer/Director Detail

Name & Address

Title PSTD

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

Title PSD

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

Annual Reports

Report Year	Filed Date
2021	02/11/2021
2021	08/05/2021
2022	02/09/2022

Document Images

02/09/2022 -- ANNUAL REPORT	View image in PDF format
08/05/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
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03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
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03/03/2006 -- ANNUAL REPORT	View image in PDF format
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02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format

04/04/1995 – ANNUAL REPORT	View image in PDF format

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/12/2022

Sent To:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

6822

Property Owner:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:

514229000223

Legal Description:

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

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#142/144/146

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

4/12/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	6822	03/15/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	514229000223	

Legal Description:	AKA:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

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

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

Erik Richwagen
Code Enforcement Officer


03/14/2022 11:42


03/14/2022 11:42


03/14/2022 11:42


03/14/2022 11:42


03/14/2022 11:43

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

NOV-6822

Hasler FIRST-CLASS MAIL
03/15/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

3196 W. Hallandale Beach BLVD
Pembroke Park
FL 33009

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

NOV-6822

Hasler FIRST CLASS MAIL
03/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

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

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

NOV-6822

Hasler FIRST-CLASS MAIL
03/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

6822

Case Overview

Property/Incident Information

Owner	Address	Site Address
GREEN ACRES PEMBROKE MHC LLC	8800 N BRONX AVE 2 FL SKOKIE, IL 60077	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6892 **Date Next Inspection** 5/18/2022

Notes VIOLATIONS/CORRECTIVE ACTIONS:

GREEN ACRES MHC IS IN VIOLATION OF FLORIDA STATUTE- (320.8325) A mobile home or park trailer manufactured in accordance with the code standards and labeled "hurricane and windstorm resistive" shall be anchored to each anchor point provided on the mobile home or park trailer. A mobile home or park trailer which does not meet these standards must be anchored with anchor points spaced as required by the department starting at each end of the mobile home or park trailer.

GREEN ACRES MHC IS IN VIOLATION OF THE TOWN OF PEMBROKE PARK ORDNANCE-
(Sec. 28-285.5.) Tie-down requirements for permanent location status vehicles. Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)
THE FOLLOWING LOTS ARE IN VIOLATION:
203,207,211,213,214,215,216,217,218,114,112,110,108,106,104,102,311,313,315,316,409,407,402, 422,703,710,800,803,808,810,812,306,303,305,311,205,1003,1007

Sec. 28-285.4. - Permanent location application and fee. Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission.
Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.

(Sec. 28-264.) - Recreational vehicle site dimensions. Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.

(Sec. 28-267). - Distance between structures. (a)No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle.
(b)No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(c)No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(d)No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(e)No noncombustible accessory structures shall be located within three (3) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(f)No combustible accessory structure shall be located within five (5) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.

Case Overview

(Sec. 28-285.) - Attachment of structures, additions, appurtenances to recreational vehicle prohibited. (a)It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located with the Town.
(b)There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning.(c)The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.

(Sec. 28-285.1.) - Size restrictions for parking on recreational vehicle lot. (a)It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot.
(b)For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.

(Sec. 28-285.3.) - Minimum space between vehicles. There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.

CORRECTIVE ACTIONS:
(1) An RV tie down permit is required to be submitted to the Town of Pembroke Park. The permit will be approved and issued when an in-person inspection is done by a code enforcement officer for lots:
203,207,211,213,214,215,216,217,218,114,112,110,108,106,104,102,311,313,315,316,409,407,402, 422,703,710,800,803,808,810,812,306,303,305,311,205,1003,1007

(2) Permanent location application and fee must be submitted for RV's
lots:
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(3) All Recreational vehicle site dimensions must meet the town ordnance standard

(4) All Distances between structures must meet the town ordnance standard

(5) All Prohibited Attachments of structures, additions, appurtenances and recreational vehicles must meet the town ordnance standard

(6) All Size restrictions for parking on recreational vehicle lots must meet the town ordnance standard

(7) The Minimum space between vehicles must meet the town ordnance standard

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/30/2022		Notice of Violation	Certified Mail
3/30/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
ZONING	Sec. 28-264. - Recreational vehicle site dimensions.	Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.	Not in Compliance - Reinspection Date: 5/18/2022
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7021 0350 0000 2802 3610
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Post
$
Sent To
Street and
City, State
PS Form
Postmark Here
GREEN ACRES PEMBROKE MHC LLC
8800 N BRONX AVE 2 FL
SKOKIE IL 60077 (NOV-6892)


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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®.
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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
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Total Posta
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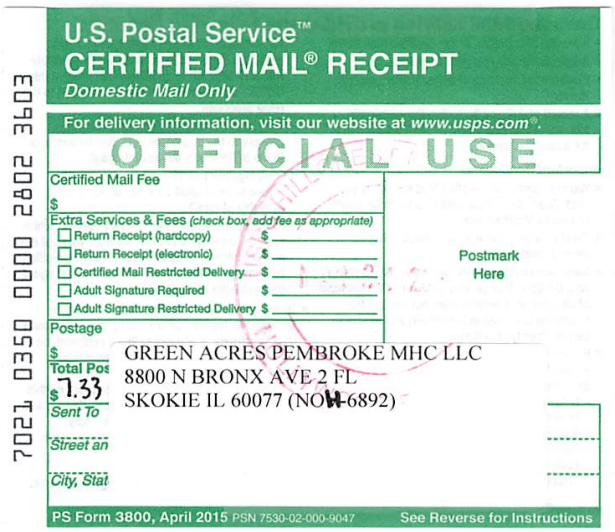
Sent To
Street and
City, State,
Postmark Here
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(NOV-6892)
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Pos
$ 7.33
Sent To
Street an
City, Stat
Postmark Here
GREEN ACRES PEMBROKE MHC LLC
8800 N BRONX AVE 2 FL
SKOKIE IL 60077 (NOV-6892)
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Pos
$ 7.33
Sent To
Street an
City, Stat
Postmark Here
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
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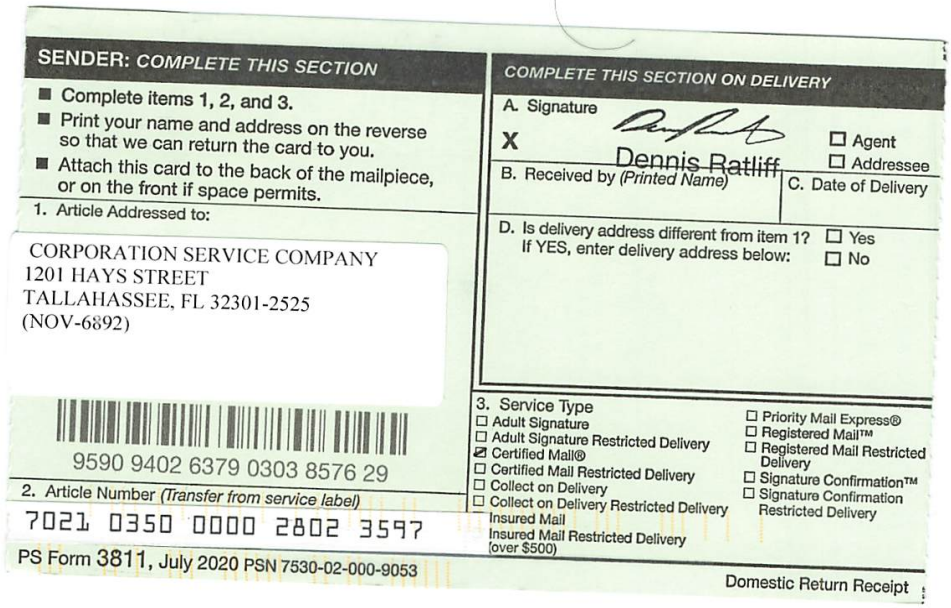


SENDER: COMPLETE THIS SECTION

- 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:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(NOV-6892)

9590 9402 6379 0303 8576 29

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

7021 0350 0000 2802 3597

COMPLETE THIS SECTION ON DELIVERY

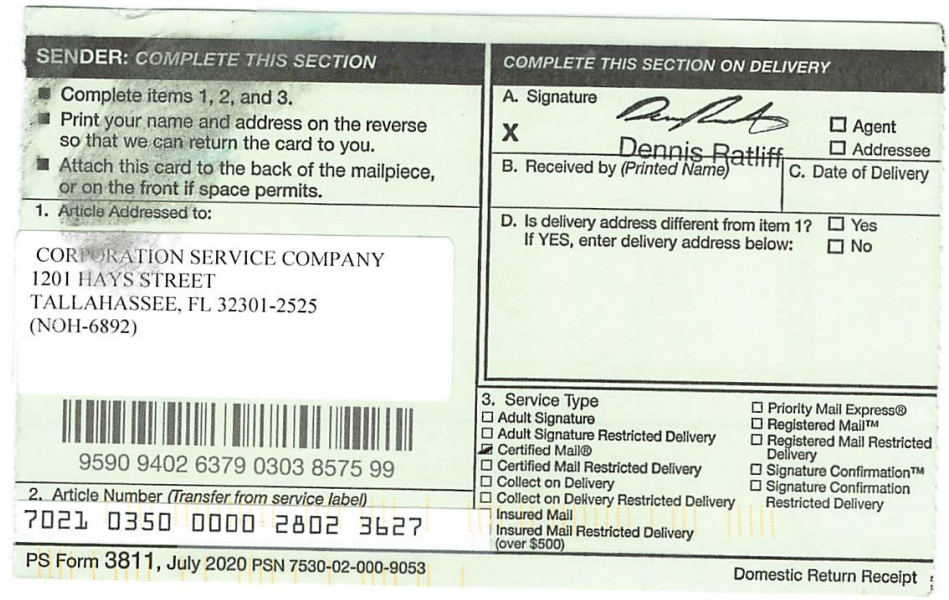
A. Signature
X Dennis Ratliff ☐ Agent ☐ Addressee

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

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

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

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



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(NOH-6892)

9590 9402 6379 0303 8575 99

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

7021 0350 0000 2802 3627

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A. Signature
X Dennis Ratliff ☐ Agent ☐ Addressee

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GREEN ACRES PEMBROKE MHC LLC CASE NO. 6892.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: GREEN ACRES PEMBROKE MHC LLC AT 8:50 A.M. ON THE 29 DAY OF APRIL 2022.

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

TYPE OF SERVICE

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

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

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

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

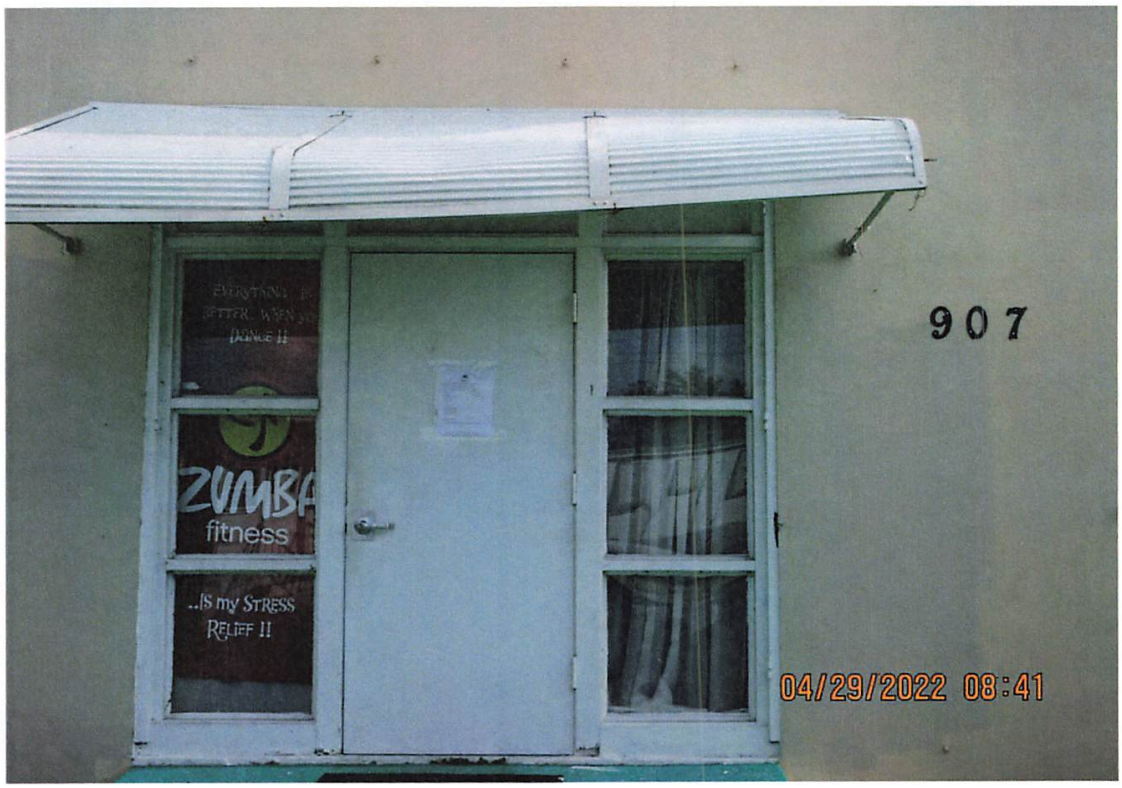
Erik Richwagen
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [ ] online notarization this 17 day of May, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.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fitness
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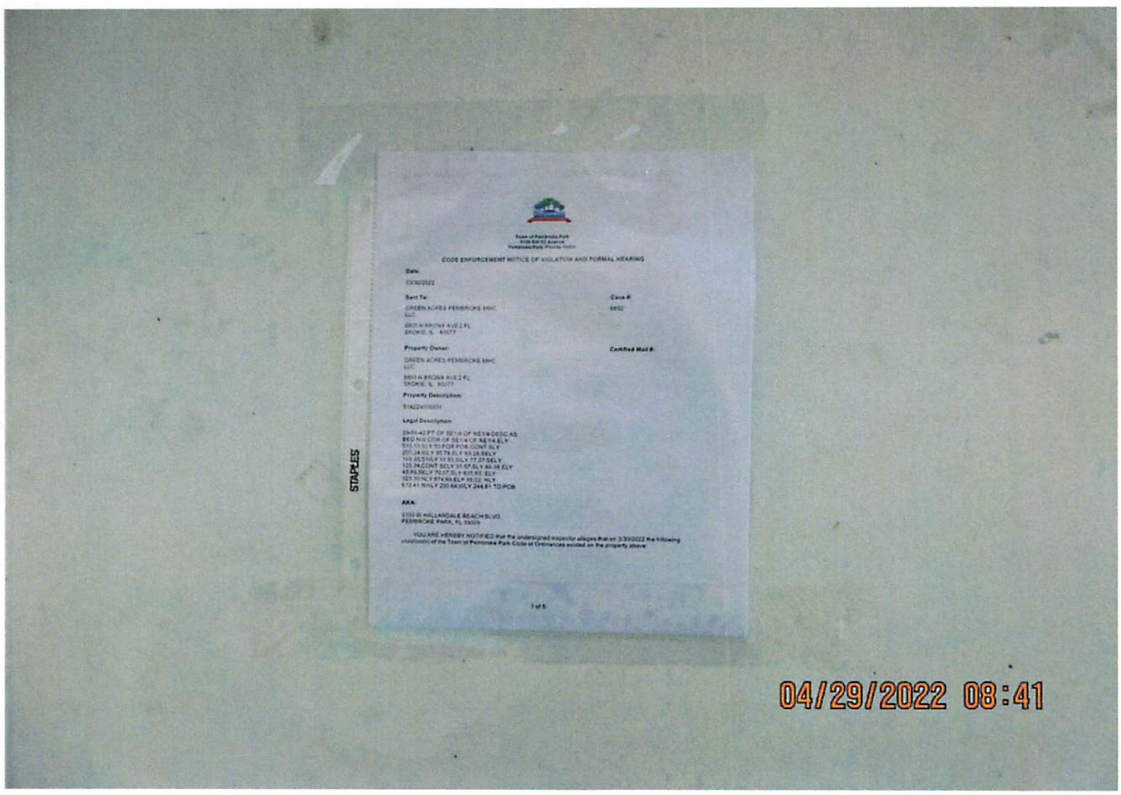
RELIEF !!
04/29/2022 08:41


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
STAPLES
04/29/2022 08:41

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/30/2022

Sent To:

GREEN ACRES PEMBROKE MHC LLC

8800 N BRONX AVE 2 FL
SKOKIE, IL 60077

Case #:

6892

Property Owner:

GREEN ACRES PEMBROKE MHC LLC

8800 N BRONX AVE 2 FL
SKOKIE, IL 60077

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
ZONING	Sec. 28-264. - Recreational vehicle site dimensions.	Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.	49
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(b)There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning.(c)The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.

(Sec. 28-285.1.) - Size restrictions for parking on recreational vehicle lot. (a)It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot.
(b)For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.

(Sec. 28-285.3.) - Minimum space between vehicles. There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.

CORRECTIVE ACTIONS:
(1) An RV tie down permit is required to be submitted to the Town of Pembroke Park. The permit will be approved and issued when an in-person inspection is done by a code enforcement officer for lots:
203,207,211,213,214,215,216,217,218,114,112,110,108,106,104,102,311,313,315,316,409,407,402,422,703,710,800,803,808,810,812,306,303,305,311,205,1003,1007

(2) Permanent location application and fee must be submitted for RV's
lots:
203,207,211,213,214,215,216,217,218,114,112,110,108,106,104,102,311,313,315,316,409,407,402,422,703,710,800,803,808,810,812,306,303,305,311,205,1003,1007

(3) All Recreational vehicle site dimensions must meet the town ordnance standard

(4) All Distances between structures must meet the town ordnance standard

(5) All Prohibited Attachments of structures, additions, appurtenances and recreational vehicles must meet the town ordnance standard

(6) All Size restrictions for parking on recreational vehicle lots must meet the town ordnance standard

(7) The Minimum space between vehicles must meet the town ordnance standard

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

3/30/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3100 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	GREEN ACRES PEMBROKE MHC LLC
Mailing Address	8800 N BRONX AVE 2 FL SKOKIE IL 60077

ID #	5142 29 00 0331
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$3,274,850	$205,610	$3,480,460	$3,480,460	
2021	$3,001,950	$205,610	$3,207,560	$3,207,560	$68,977.29
2020	$2,729,050	$194,030	$2,923,080	$2,923,080	$63,085.33

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,480,460	$3,480,460	$3,480,460	$3,480,460
Portability	0	0	0	0
Assessed/SOH	$3,480,460	$3,480,460	$3,480,460	$3,480,460
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	$3,480,460	$3,480,460	$3,480,460	$3,480,460

Sales History

Date	Type	Price	Book/Page or CIN
1/30/2017	SW*-E	$4,938,000	114182283
10/1/1970	WD	$5,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	545,809	SF
Adj. Bldg. S.F. (Card, Sketch)		3136
Eff./Act. Year Built: 1978/1977		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Foreign Limited Liability Company
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

Florida Department of State, Division of Corporations

Green Acres

Lot	203	1
Lot	207	2
Lot	211	3
	213	4
	214	5
	216	6
	215	7
	217	8
	218	9
	114	10
	112	11
	110	12
	108	13
	106	14
	104	15
	102	16
	~~311~~	17
		18
	313	
	315	19
	316	20
	409	21
	407	22
	402	23
	22	24
	703	25
	710	26

	800	27
	803	28
	808	29
	810	30
	812	31
95st	306	32
	303	33
	305	34
	311	35
85st	205	36
	1003	37
	1007	38

15 t

~~13~~ RV's

In parking Lot

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
GREEN ACRES PEMBROKE MHC LLC 8800 N BRONX AVE 2 FL SKOKIE, IL 60077	6892	03/30/2022

Property Owner:	Property Description:	Certified Mail #:
GREEN ACRES PEMBROKE MHC LLC 8800 N BRONX AVE 2 FL SKOKIE, IL 60077	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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
ZONING	Sec. 28-264. - Recreational vehicle site dimensions.	Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.	49

ZONING	Sec. 28-267. - Distance between structures.	(a)No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle. (b)No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot. (c)No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot. (d)No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park. (e)No noncombustible accessory structures shall be located within three (3) feet of any ser...	49
ZONING	Sec. 28-285. - Attachment of structures, additions, appurtenances to recreational vehicle prohibited.	(a)It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located with the Town. (b)There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning. (c)The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.	49
ZONING	Sec. 28-285.1. - Size restrictions for parking on recreational vehicle lot.	(a)It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot. (b)For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.	49
ZONING	Sec. 28-285.3. - Minimum space between vehicles.	There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.	49
ZONING	Sec. 28-285.4. - Permanent location application and fee.	Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission. Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.	49

ZONING	Sec. 28-285.4. - Permanent location application and fee.	Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission. Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.	49
ZONING	Sec. 28-285.5. - Tie-down requirements for permanent location status vehicles.	Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)	49

Notes/Means of Correction:

VIOLATIONS/CORRECTIVE ACTIONS:

GREEN ACRES MHC IS IN VIOLATION OF FLORIDA STATUTE- (320.8325) A mobile home or park trailer manufactured in accordance with the code standards and labeled "hurricane and windstorm resistive" shall be anchored to each anchor point provided on the mobile home or park trailer. A mobile home or park trailer which does not meet these standards must be anchored with anchor points spaced as required by the department starting at each end of the mobile home or park trailer.

GREEN ACRES MHC IS IN VIOLATION OF THE TOWN OF PEMBROKE PARK ORDNANCE-
(Sec. 28-285.5.) Tie-down requirements for permanent location status vehicles. Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)
THE FOLLOWING LOTS ARE IN VIOLATION:
203,207,211,213,214,215,216,217,218,114,112,110,108,106,104,102,311,313,315,316,409,407,402,422, 703,710,800,803,808,810,812,306,303,305,311,205,1003,1007

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(Sec. 28-267). - Distance between structures. (a)No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle.
(b)No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(c)No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(d)No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(e)No noncombustible accessory structures shall be located within three (3) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(f)No combustible accessory structure shall be located within five (5) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.

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lots:
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703,710,800,803,808,810,812,306,303,305,311,205,1003,1007

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

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

Erik Richwagen
Code Enforcement Officer


PREMIER
03/29/2022 12:10


03/29/2022 12:10


03/29/2022 12:11


03/29/2022 12:11


Laredo
Laredo
03/29/2022 12:12


10
03/29/2022 12:12


Jayco
03/29/2022 12:12


Passport
ULTRA LITE
ELITE
03/29/2022 12:12


203
03/29/2022 12:07


JAY FLIGHT
Jayco
CH404
03/29/2022 12:08


03/29/2022 12:09


03/29/2022 12:09


STARCRAFT
03/29/2022 12:09


SALEM
214
03/29/2022 12:10


MANON
CONRAD
316
03/29/2022 12:18


03/29/2022 12:19


03/29/2022 12:21


03/29/2022 12:22


8yd
REPUBLIC
SERVICES
954-327-9504
03/29/2022 12:23


VOLTAGE
03/29/2022 12:23


SAVANNA
03/29/2022 12:24


03/29/2022 12:25


COUGAR
COUGAR
03/29/2022 12:25


Prowler
03/29/2022 12:26

Case Overview

Property/Incident Information

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

Legal Description

Case Status Open **Case #** 6893 **Date Next Inspection** 5/18/2022

Notes VIOLATIONS/CORRECTIVE ACTIONS:

HOLIDAY HALLANDALE MHC LLC IS IN VIOLATION OF FLORIDA STATUTE- (320.8325) A mobile home or park trailer manufactured in accordance with the code standards and labeled "hurricane and windstorm resistive" shall be anchored to each anchor point provided on the mobile home or park trailer. A mobile home or park trailer which does not meet these standards must be anchored with anchor points spaced as required by the department starting at each end of the mobile home or park trailer.

HOLIDAY HALLANDALE MHC LLC IS IN VIOLATION OF THE TOWN OF PEMBROKE PARK ORDNANCE-
(Sec. 28-285.5.) Tie-down requirements for permanent location status vehicles. Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)
THE FOLLOWING LOTS ARE IN VIOLATION:
12-20,120-122,221-236,327-333,423-436, 513-533, 601-615,713-722, 802, 914-916,1001-1013,1102 -1130,1132-1201,1301-1335,1310-1334,1401-1433

Sec. 28-285.4. - Permanent location application and fee. Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission.
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Case Overview

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(2) Permanent location application and fee must be submitted for RV's lots:12-20,120-122,221-236,327-333,423-436, 513-533, 601-615,713-722, 802, 914-916,1001-1013,1102-1130,1132-1201,1301-1335,1310-1334,1401-1433

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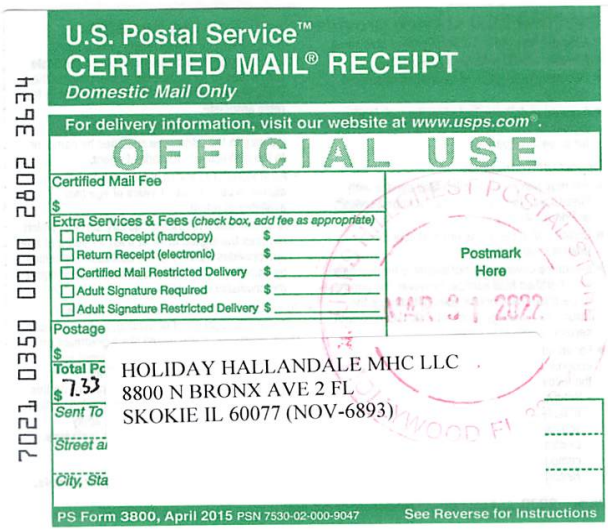
Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/30/2022		Notice of Violation	Certified Mail
3/30/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
ZONING	Sec. 28-264. - Recreational vehicle site dimensions.	Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.	Not in Compliance - Reinspection Date: 5/18/2022
ZONING	Sec. 28-267. - Distance between structures.	(a)No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle. (b)No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot. (c)No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot. (d)No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park. (e)No noncombustible accessory structures shall be located within three (3) feet of any ser...	Not in Compliance - Reinspection Date: 5/18/2022
ZONING	Sec. 28-285. - Attachment of structures, additions, appurtenances to recreational vehicle prohibited.	(a)It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located with the Town. (b)There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning.(c)The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.	Not in Compliance - Reinspection Date: 5/18/2022
ZONING	Sec. 28-285.1. - Size restrictions for parking on recreational vehicle lot.	(a)It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot. (b)For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.	Not in Compliance - Reinspection Date: 5/18/2022
ZONING	Sec. 28-285.3. - Minimum space between vehicles.	There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.	Not in Compliance - Reinspection Date: 5/18/2022
ZONING	Sec. 28-285.4. - Permanent location application and fee.	Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission. Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.	Not in Compliance - Reinspection Date: 5/18/2022
ZONING	Sec. 28-285.5. - Tie-down requirements for permanent location status vehicles.	Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 5/18/2022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Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Pc
$7.33
Sent To
Street a
City, Sta
HOLIDAY HALLANDALE MHC LLC
8800 N BRONX AVE 2 FL
SKOKIE IL 60077 (NOV-6893)
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


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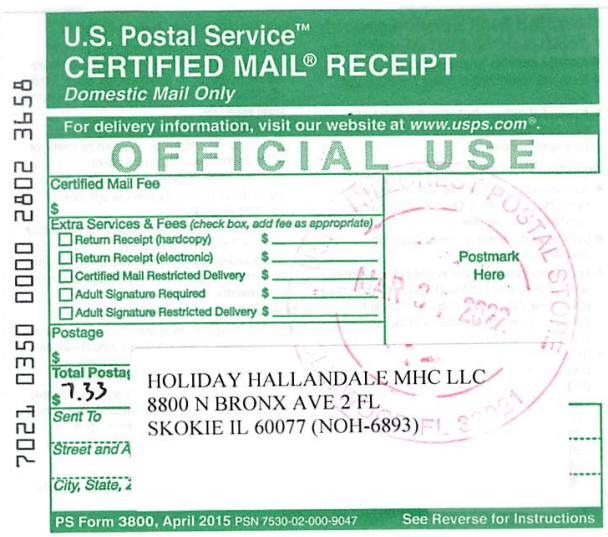
Sent To
Street a
City, Sta
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(NOV-6893)
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Posta
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Sent To
Street and A
City, State, Z
HOLIDAY HALLANDALE MHC LLC
8800 N BRONX AVE 2 FL
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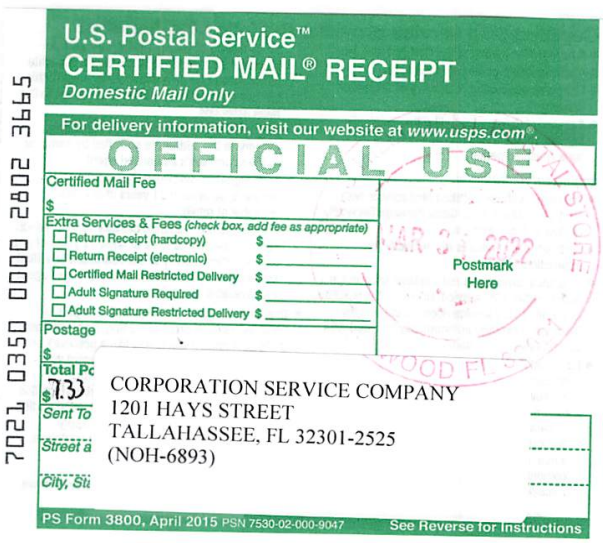
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Total Pc
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CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(NOH-6893)
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(NOV-6893)

9590 9402 6379 0303 8575 75

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3641

COMPLETE THIS SECTION ON DELIVERY

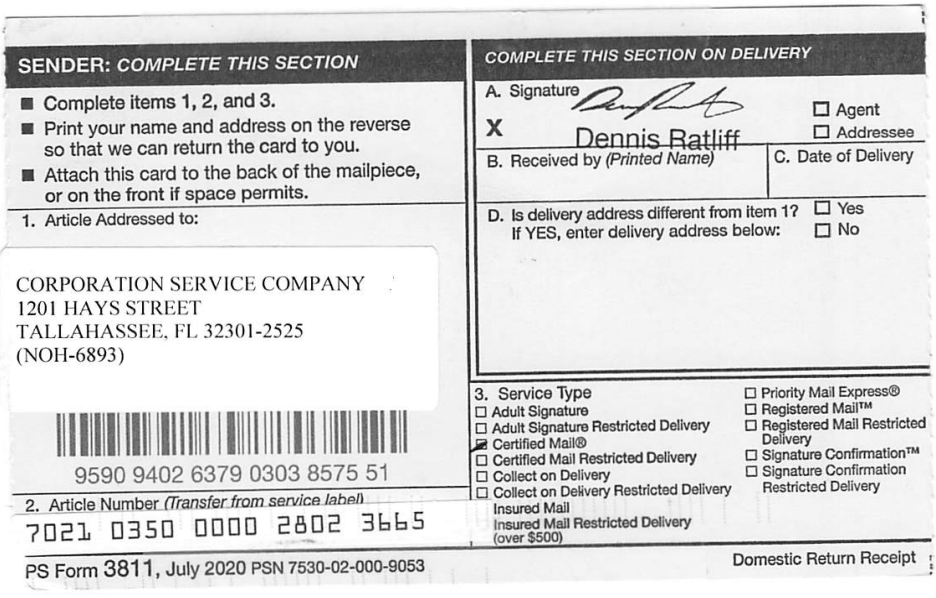
A. Signature
X Dennis Ratliff ☐ Agent ☐ Addressee

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

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

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

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



SENDER: *COMPLETE THIS SECTION*

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1. Article Addressed to:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(NOH-6893)

9590 9402 6379 0303 8575 51

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3665

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A. Signature
X Dennis Ratliff ☐ Agent ☐ Addressee

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

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLIDAY HALLANDALE MHC LLC CASE NO. 6893.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC AT 4:20 P.M. ON THE 28 DAY OF APRIL 2022.

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

TYPE OF SERVICE

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

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

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

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

Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 17 day of May, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

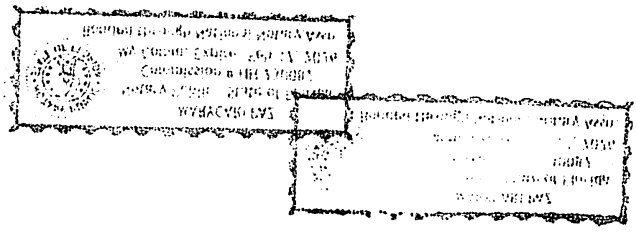
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Signature

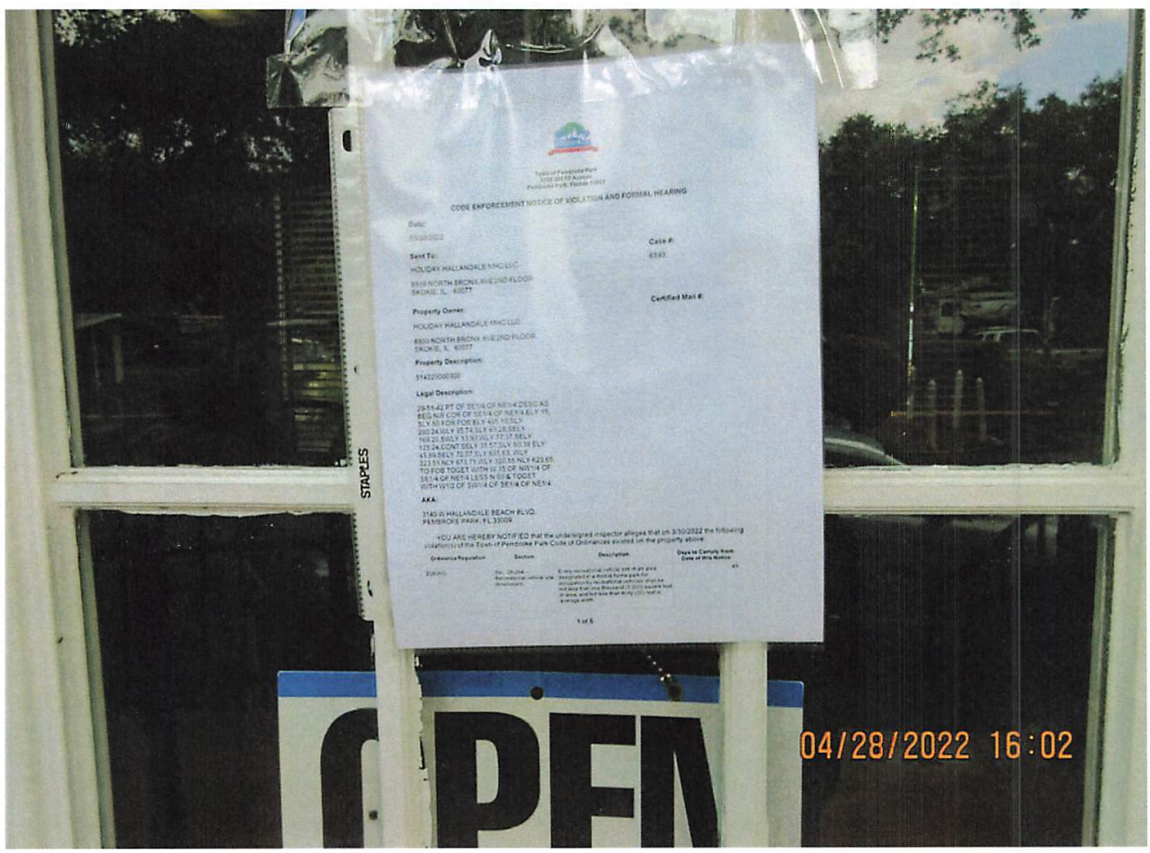
Personally Known ✓ OR Produced Identification

Type of Identification Produced

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




HOLIDAY PARK
HOLIDAY MOBILE ESTATES
Holiday Park MHC
OFFICE HOURS
MON 8:00AM - 5:00PM
TUE 8:00AM - 5:00PM
WED 8:00AM - 5:00PM
THU 8:00AM - 5:00PM
FRI 8:00AM - 5:00PM
SAT 9:00AM - 5:00PM
SUN CLOSED
(954) 981-4414
HolidayParkRV.com
Welcome!
OPEN
04/28/2022 16:02


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Sent To:
HOLIDAY HALLANDALE MHC LLC
Property Owner:
HOLIDAY HALLANDALE MHC LLC
Property Description:
Legal Description:
AKA:
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
STAPLES
OPEN
04/28/2022 16:02

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/30/2022

Sent To:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

6893

Property Owner:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
ZONING	Sec. 28-264. - Recreational vehicle site dimensions.	Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.	49
ZONING	Sec. 28-267. - Distance between structures.	(a)No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle. (b)No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot. (c)No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot. (d)No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park. (e)No noncombustible accessory structures shall be located within three (3) feet of any ser...	49
ZONING	Sec. 28-285. - Attachment of structures, additions, appurtenances to recreational vehicle prohibited.	(a)It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located with the Town. (b)There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning. (c)The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.	49
ZONING	Sec. 28-285.1. - Size restrictions for parking on recreational vehicle lot.	(a)It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot. (b)For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.	49
ZONING	Sec. 28-285.3. - Minimum space between vehicles.	There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.	49

ZONING	Sec. 28-285.4. - Permanent location application and fee.	Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission. Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.	49
ZONING	Sec. 28-285.5. - Tie-down requirements for permanent location status vehicles.	Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)	49

VIOLATIONS/CORRECTIVE ACTIONS:

HOLIDAY HALLANDALE MHC LLC IS IN VIOLATION OF FLORIDA STATUTE- (320.8325) A mobile home or park trailer manufactured in accordance with the code standards and labeled "hurricane and windstorm resistive" shall be anchored to each anchor point provided on the mobile home or park trailer. A mobile home or park trailer which does not meet these standards must be anchored with anchor points spaced as required by the department starting at each end of the mobile home or park trailer.

HOLIDAY HALLANDALE MHC LLC IS IN VIOLATION OF THE TOWN OF PEMBROKE PARK ORDNANCE-
(Sec. 28-285.5.) Tie-down requirements for permanent location status vehicles. Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)
THE FOLLOWING LOTS ARE IN VIOLATION:
12-20,120-122,221-236,327-333,423-436, 513-533, 601-615,713-722, 802, 914-916,1001-1013,1102-1130,1132-1201,1301-1335,1310-1334,1401-1433

Sec. 28-285.4. - Permanent location application and fee. Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission.
Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.

(Sec. 28-264.) - Recreational vehicle site dimensions. Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.

(Sec. 28-267). - Distance between structures. (a)No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle.
(b)No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(c)No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(d)No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(e)No noncombustible accessory structures shall be located within three (3) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(f)No combustible accessory structure shall be located within five (5) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.

(Sec. 28-285.) - Attachment of structures, additions, appurtenances to recreational vehicle prohibited.
(a)It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located with the Town.
(b)There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning.(c)The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.

(Sec. 28-285.1.) - Size restrictions for parking on recreational vehicle lot. (a)It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot.
(b)For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.

(Sec. 28-285.3.) - Minimum space between vehicles. There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.

CORRECTIVE ACTIONS:
(1) An RV tie down permit is required to be submitted to the Town of Pembroke Park. The permit will be approved and issued when an in-person inspection is done by a code enforcement officer for lots:12-20,120 -122,221-236,327-333,423-436, 513-533, 601-615,713-722, 802, 914-916,1001-1013,1102-1130,1132-1201,1301-1335,1310-1334,1401-1433

(2) Permanent location application and fee must be submitted for RV's lots:12-20,120-122,221-236,327-333,423-436, 513-533, 601-615,713-722, 802, 914-916,1001-1013,1102-1130,1132-1201,1301-1335,1310-1334,1401-1433

(3) All Recreational vehicle site dimensions must meet the town ordnance standard

(4) All Distances between structures must meet the town ordnance standard

(5) All Prohibited Attachments of structures, additions, appurtenances and recreational vehicles must meet the town ordnance standard

(6) All Size restrictions for parking on recreational vehicle lots must meet the town ordnance standard

(7) The Minimum space between vehicles must meet the town ordnance standard

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

3/30/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

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

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

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

Property Assessment Values

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

2022* Exemptions and Taxable Values by Taxing Authority

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

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

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

Florida Department of State, Division of Corporations

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	6893	03/30/2022

Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000300	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
ZONING	Sec. 28-264. - Recreational vehicle site dimensions.	Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.	49

ZONING	Sec. 28-267. - Distance between structures.	(a)No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle. (b)No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot. (c)No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot. (d)No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park. (e)No noncombustible accessory structures shall be located within three (3) feet of any ser...	49
ZONING	Sec. 28-285. - Attachment of structures, additions, appurtenances to recreational vehicle prohibited.	(a)It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located with the Town. (b)There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning. (c)The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.	49
ZONING	Sec. 28-285.1. - Size restrictions for parking on recreational vehicle lot.	(a)It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot. (b)For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.	49
ZONING	Sec. 28-285.3. - Minimum space between vehicles.	There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.	49
ZONING	Sec. 28-285.4. - Permanent location application and fee.	Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission. Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.	49

ZONING	Sec. 28-285.5. - Tie-down requirements for permanent location status vehicles.	Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)	49

Notes/Means of Correction:

VIOLATIONS/CORRECTIVE ACTIONS:

HOLIDAY HALLANDALE MHC LLC IS IN VIOLATION OF FLORIDA STATUTE- (320.8325) A mobile home or park trailer manufactured in accordance with the code standards and labeled "hurricane and windstorm resistive" shall be anchored to each anchor point provided on the mobile home or park trailer. A mobile home or park trailer which does not meet these standards must be anchored with anchor points spaced as required by the department starting at each end of the mobile home or park trailer.

HOLIDAY HALLANDALE MHC LLC IS IN VIOLATION OF THE TOWN OF PEMBROKE PARK ORDNANCE-
(Sec. 28-285.5.) Tie-down requirements for permanent location status vehicles. Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)
THE FOLLOWING LOTS ARE IN VIOLATION:
12-20,120-122,221-236,327-333,423-436, 513-533, 601-615,713-722, 802, 914-916,1001-1013,1102-1130,1132-1201,1301-1335,1310-1334,1401-1433

Sec. 28-285.4. - Permanent location application and fee. Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission.
Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.

(Sec. 28-264.) - Recreational vehicle site dimensions. Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.

(Sec. 28-267). - Distance between structures. (a)No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle.
(b)No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(c)No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(d)No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(e)No noncombustible accessory structures shall be located within three (3) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(f)No combustible accessory structure shall be located within five (5) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.

(Sec. 28-285.) - Attachment of structures, additions, appurtenances to recreational vehicle prohibited.
(a)It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located with the Town.
(b)There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning.(c)The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.

(Sec. 28-285.1.) - Size restrictions for parking on recreational vehicle lot. (a)It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot.
(b)For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.

(Sec. 28-285.3.) - Minimum space between vehicles. There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.

CORRECTIVE ACTIONS:
(1) An RV tie down permit is required to be submitted to the Town of Pembroke Park. The permit will be approved and issued when an in-person inspection is done by a code enforcement officer for lots:12-20,120-122,221-236,327-333,423-436, 513-533, 601-615,713-722, 802, 914-916,1001-1013,1102-1130,1132-1201,1301-1335,1310-1334,1401-1433

(2) Permanent location application and fee must be submitted for RV's lots:12-20,120-122,221-236,327-333,423-436, 513-533, 601-615,713-722, 802, 914-916,1001-1013,1102-1130,1132-1201,1301-1335,1310-1334,1401-1433

(3) All Recreational vehicle site dimensions must meet the town ordnance standard

(4) All Distances between structures must meet the town ordnance standard

(5) All Prohibited Attachments of structures, additions, appurtenances and recreational vehicles must meet the town ordnance standard

(6) All Size restrictions for parking on recreational vehicle lots must meet the town ordnance standard

(7) The Minimum space between vehicles must meet the town ordnance standard

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

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

Erik Richwagen
Code Enforcement Officer


03/29/2022 15:15


429
03/29/2022 15:16

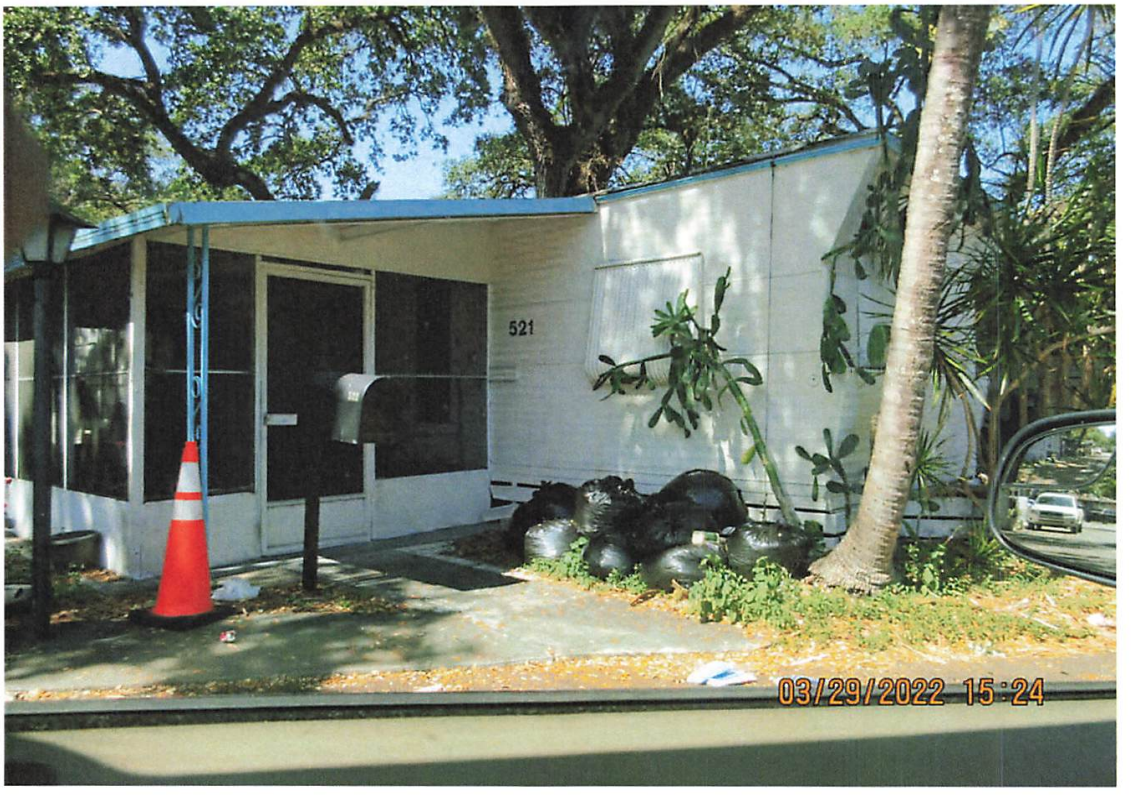

03/29/2022 15:16


MALLARD
PIONEER
CYCLONE
03/29/2022 15:17


03/29/2022 15:19


03/29/2022 15:23


525
03/29/2022 15:24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03/22/2022 08:23


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Coachmen
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03/29/2022 15:43


03/29/2022 15:43


03/29/2022 15:44


03/29/2022 15:44


Four Winds
03/29/2022 16:00


OUTBACK
03/29/2022 16:01


03/29/2022 16:01

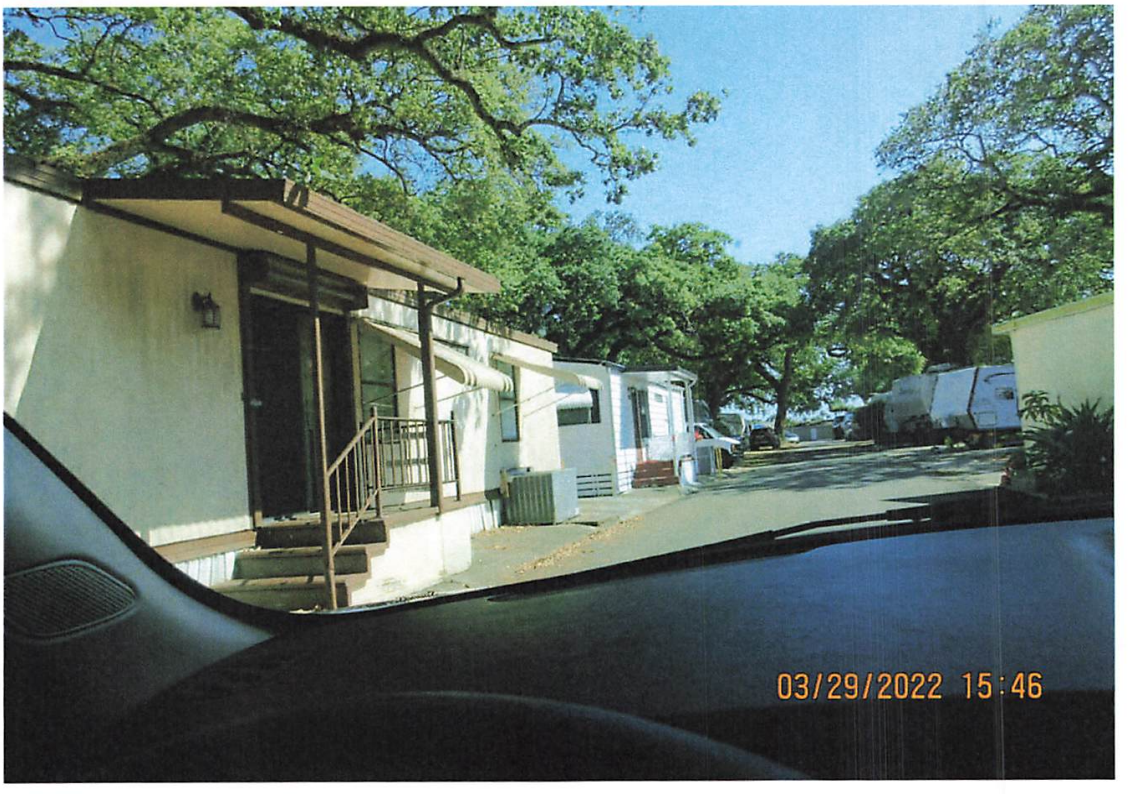

03/29/2022 16:02


03/29/2022 16:03


03/29/2022 15:44


KTM
KTM
03/29/2022 15:44


407
03/29/2022 15:46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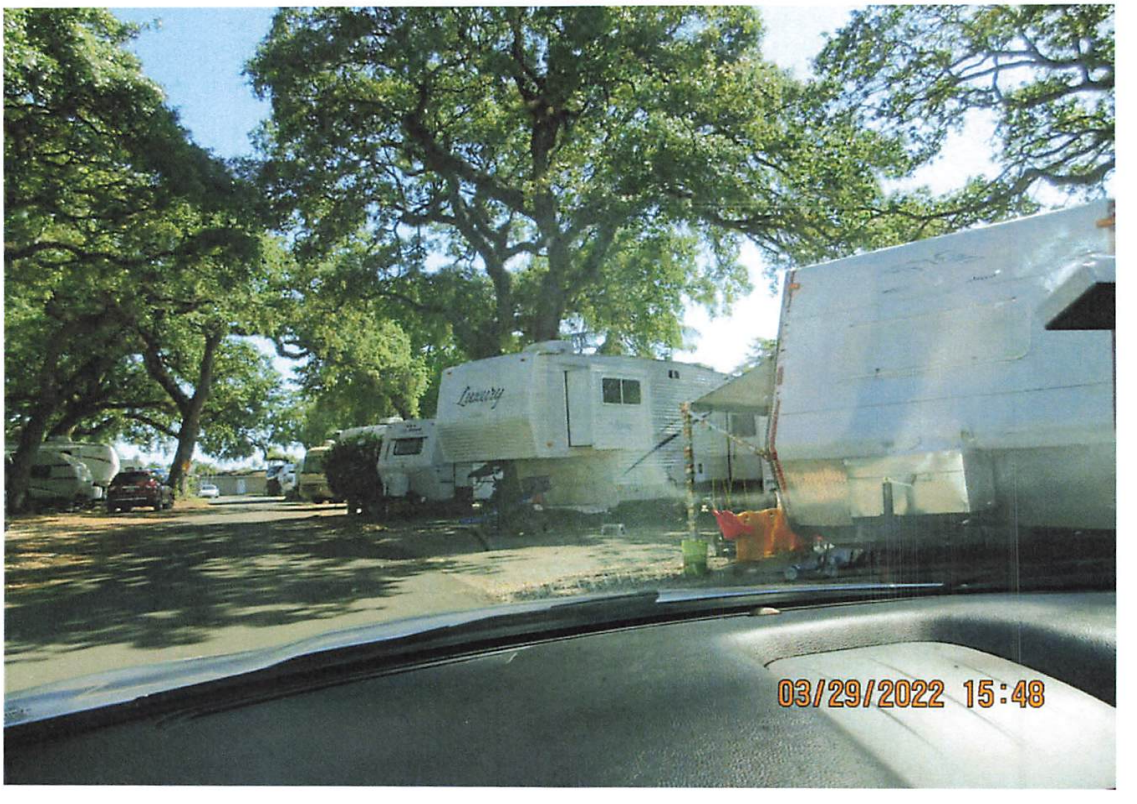
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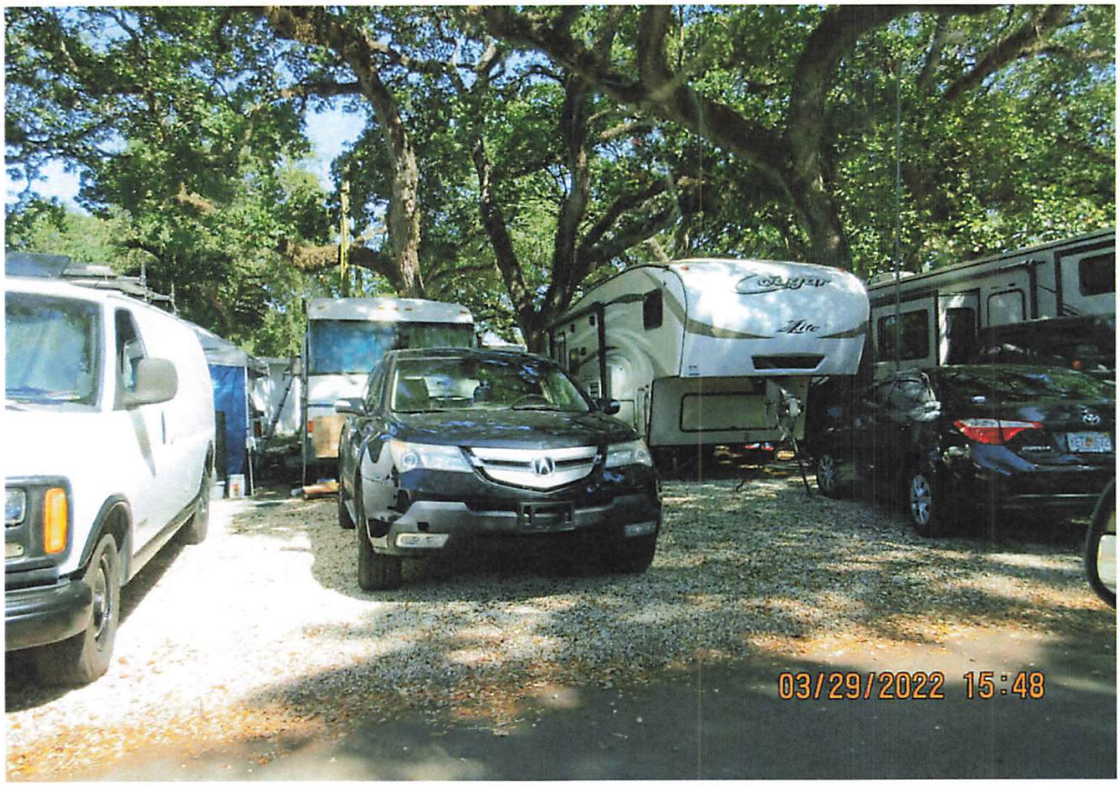
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03/29/2022 15:51


03/29/2022 15:54

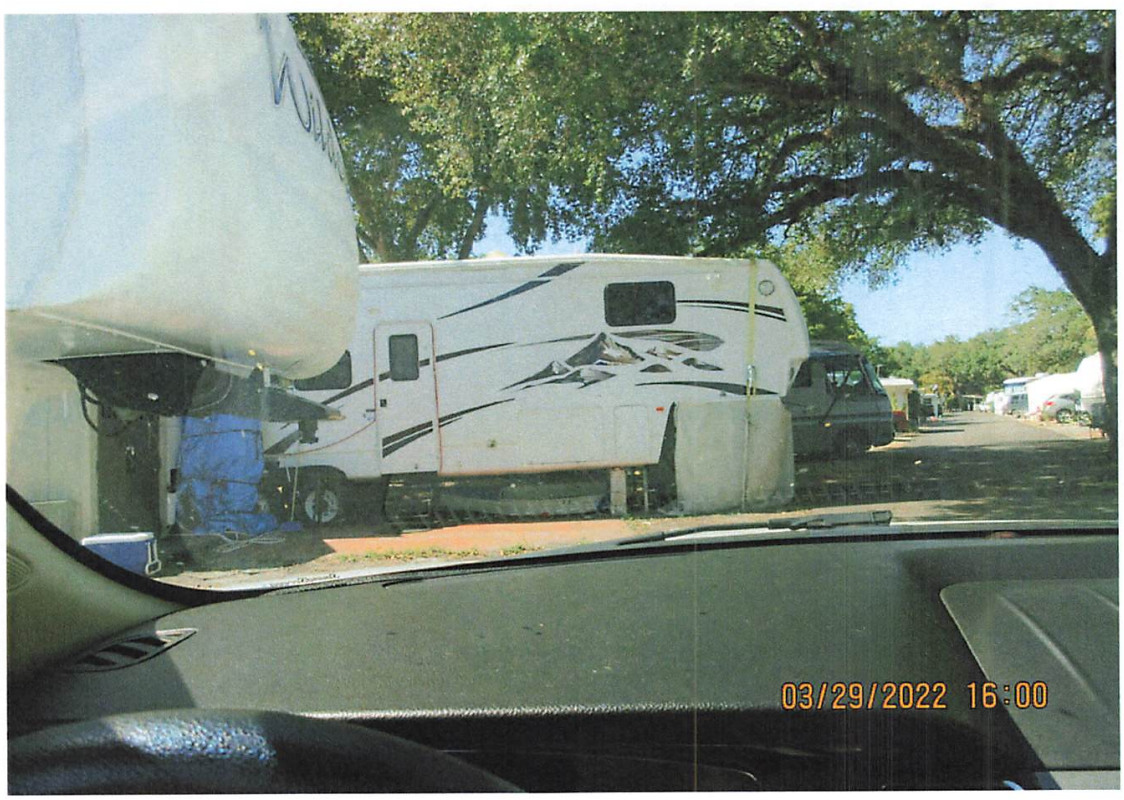

Lakota
03/29/2022 15:54


03/29/2022 15:55


03/29/2022 15:57


3RD STREET
03/29/2022 15:57


03/29/2022 15:57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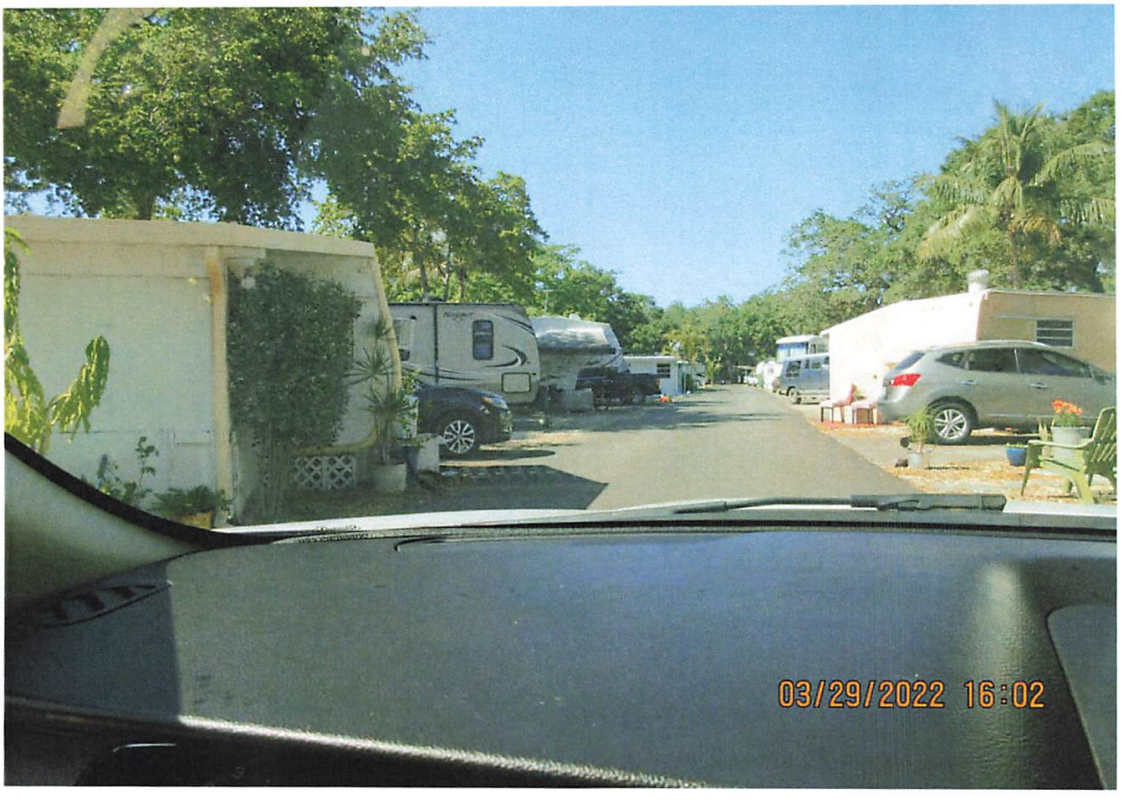
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03/29/2022 16:05


03/29/2022 16:07


03/29/2022 16:07


03/29/2022 16:13


GREY WOLF
03/29/2022 16:13


MONTANA
03/29/2022 16:14


03/29/2022 16:03


CATALINA
03/29/2022 15:24


5115
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03/29/2022 15:25


Laredo
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WILDWOOD
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Jayco
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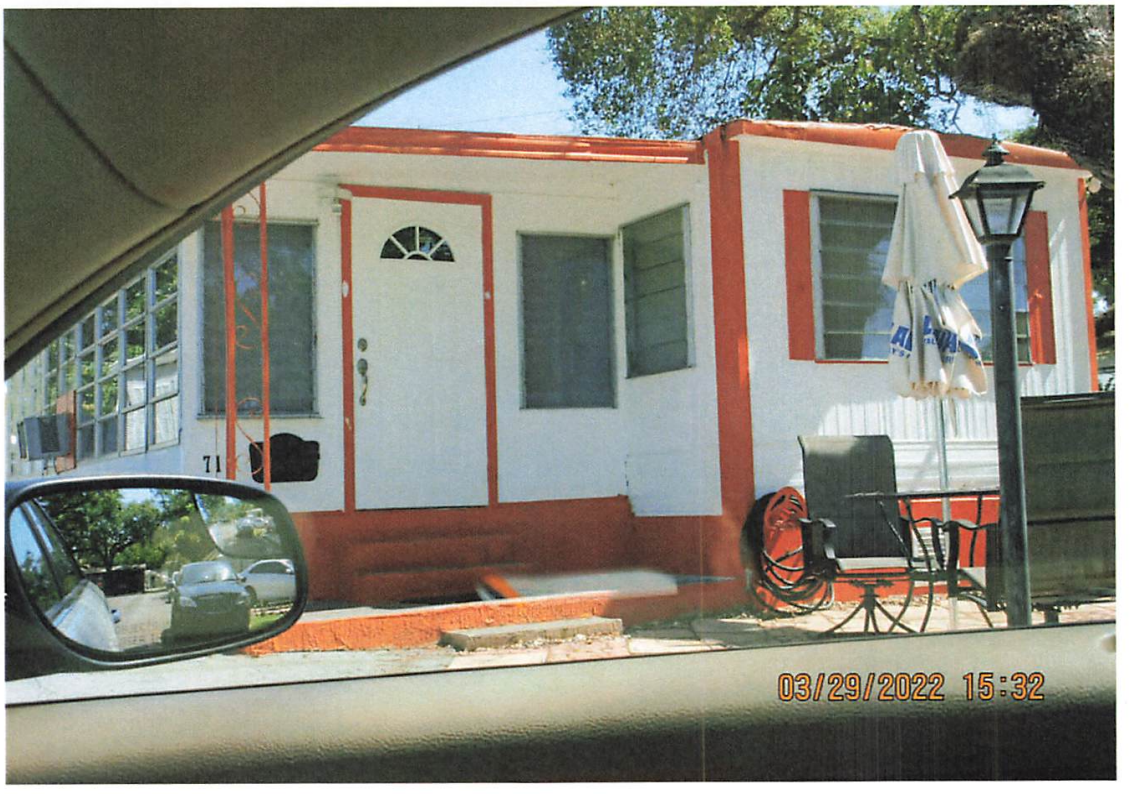
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03/29/2022 15:33


7TH STREET
POND DRIVE
STOP
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03/29/2022 15:36


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03/29/2022 15:44


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SUBWAY
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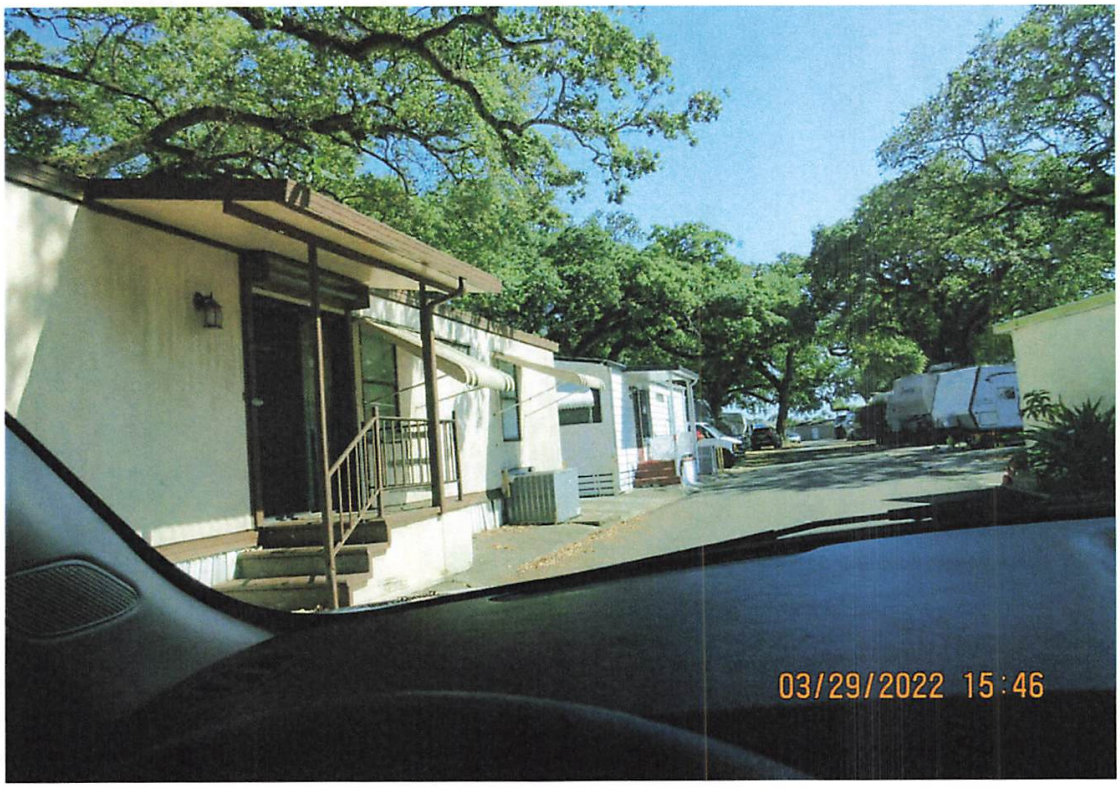
407
03/29/2022 15:46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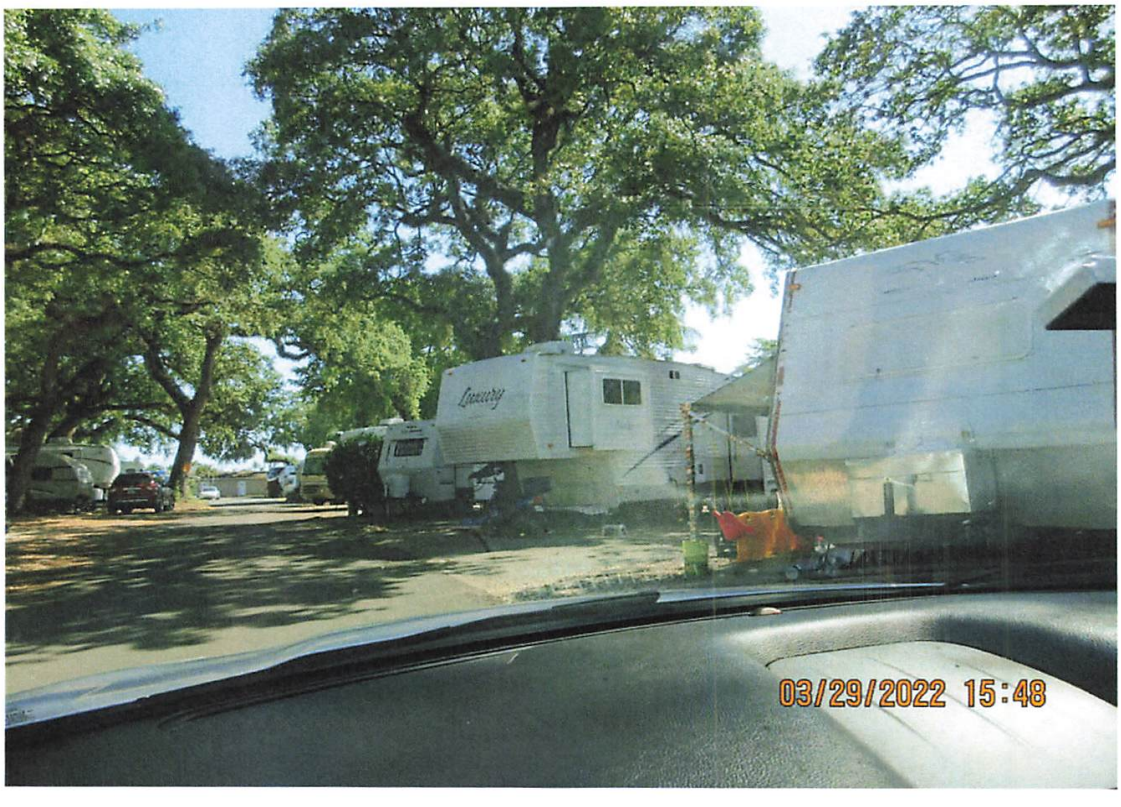
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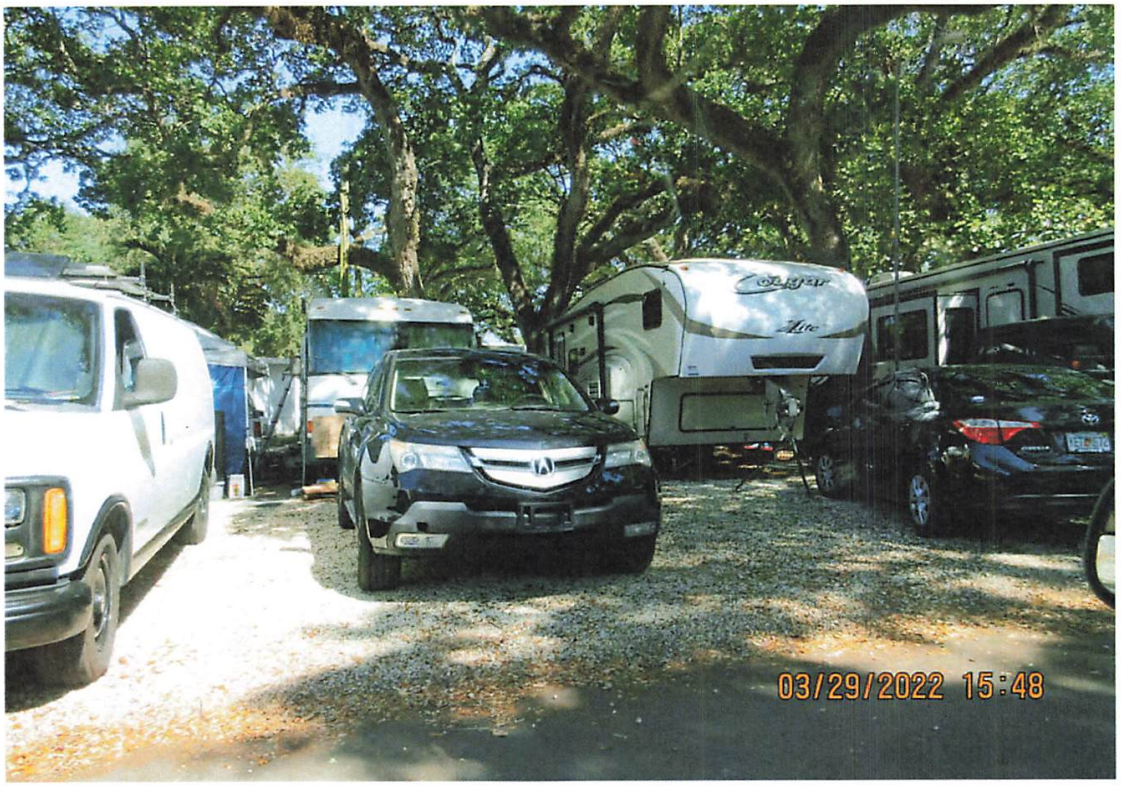
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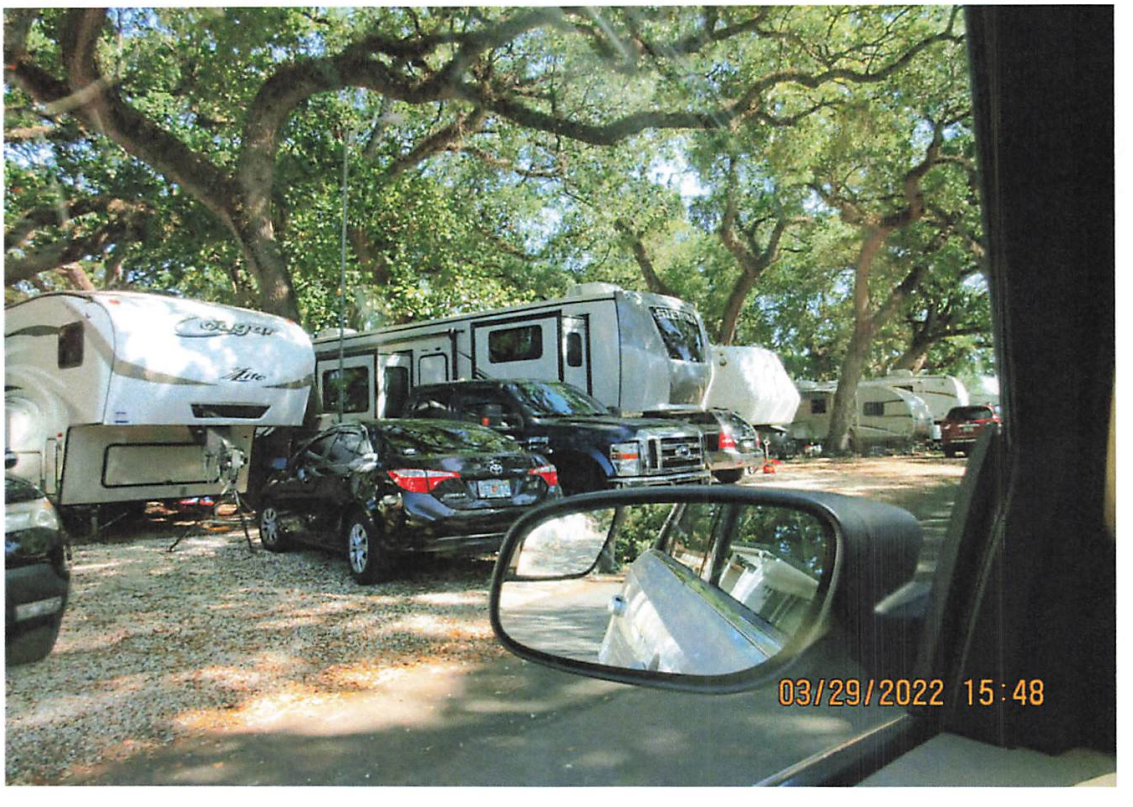
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03/29/2022 15:54


Lakota
03/29/2022 15:54


03/29/2022 15:55


03/29/2022 15:57


3RD STREET
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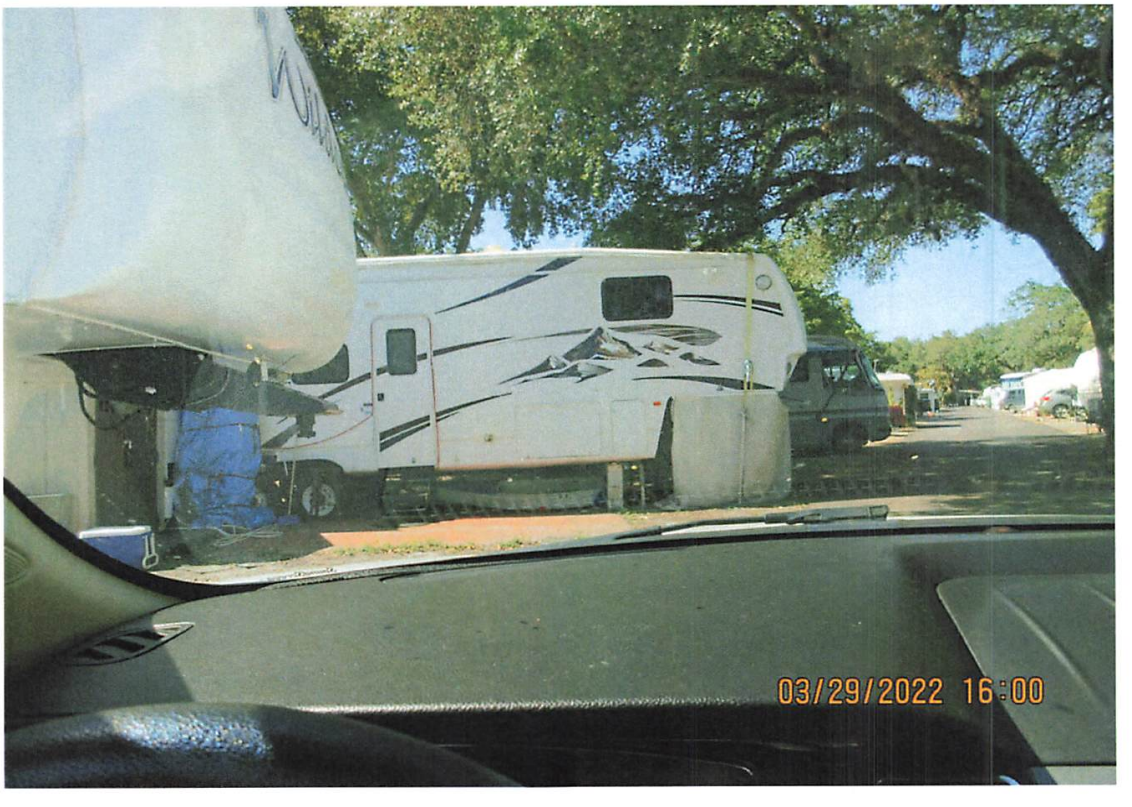
03/29/2022 16:00

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6426 **Date Next Inspection** 5/18/2022

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area.
4. Property owner has abandon truck parked on Town's ROW (in front of property line). Remove abandon vehicle and do not park on Town's ROW for Business Use or for any purpose. Prohibited parking. Town's Row has to be clear.
5. Repeat Violation - Third Offense.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/14/2021		Notice of Violation	Certified Mail
10/15/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/22/2021	11/17/2021	Final Order	Certified Mail Hand
5/3/2022	5/18/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 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: 5/18/2022

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: 5/18/2022
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not In Compliance - Reinspection Date: 5/18/2022
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not In Compliance - Reinspection Date: 5/18/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$84,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$84,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$84,600.00**



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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

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

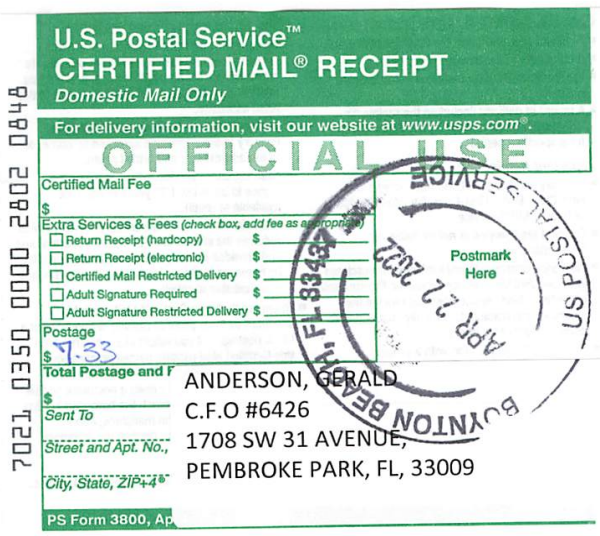
Postage
$ 7.53

Postmark Here
OCT 15 2021

7021 0350 0000 2801 8708

GERALD ANDERSON
1708 SW 31 AVENUE
PEMBROKE PARK, FL 33009
NOV/NOH # 6426

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
$ 7.33

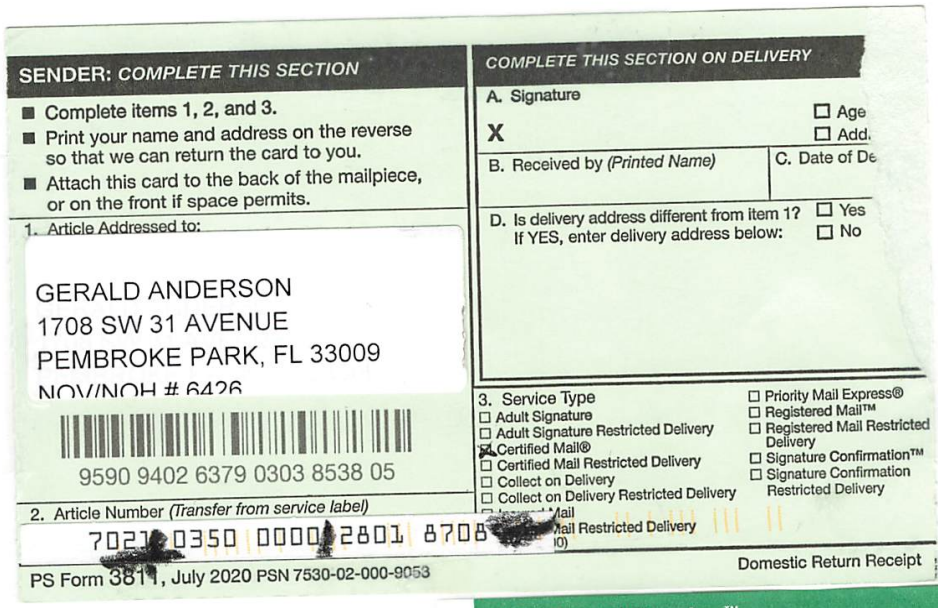
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark Here
APR 22 2022
US POSTAL SERVICE
BOYNTON BEACH, FL 33435

7021 0350 0000 2802 0848

ANDERSON, GERALD
C.F.O #6426
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

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:

GERALD ANDERSON
1708 SW 31 AVENUE
PEMBROKE PARK, FL 33009
NOV/NOH # 6426

9590 9402 6379 0303 8538 05

2. Article Number (Transfer from service label)
7021 0350 0000 2801 8708

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Age ☐ Add.

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

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

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

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



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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

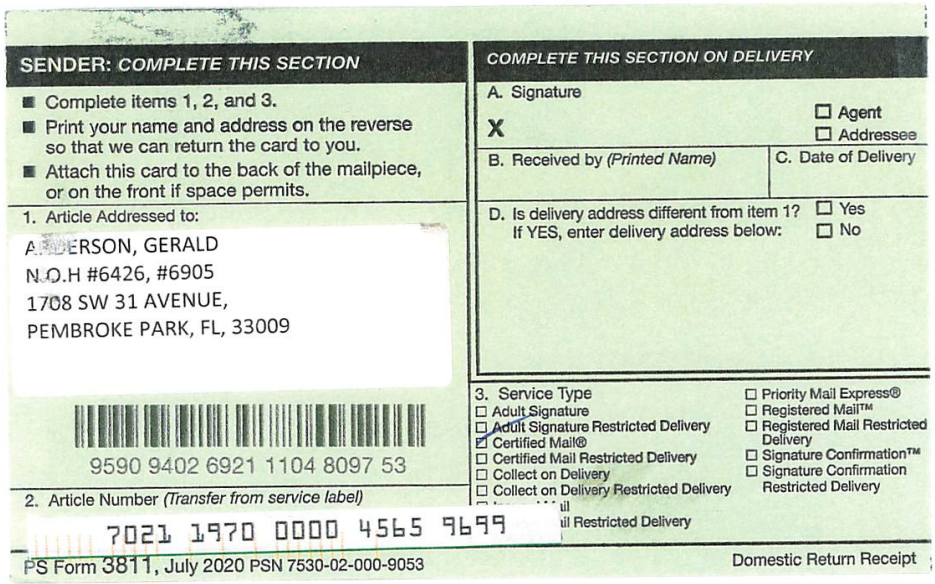
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark Here

7021 0350 0000 2802 0978

ANDERSON, GERALD
F.O #6426
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

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:

A[illegible]ERSON, GERALD
N.O.H #6426, #6905
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8097 53

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

7021 1970 0000 4565 9699

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

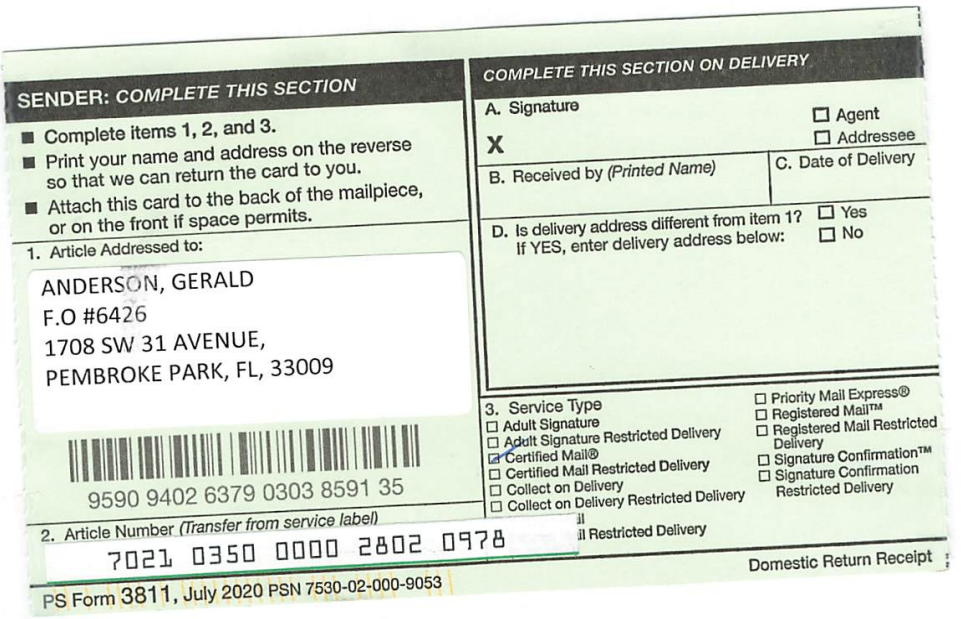
C. Date of Delivery

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ [illegible]il
☐ [illegible]il 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:

ANDERSON, GERALD
F.O #6426
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8591 35

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

7021 0350 0000 2802 0978

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

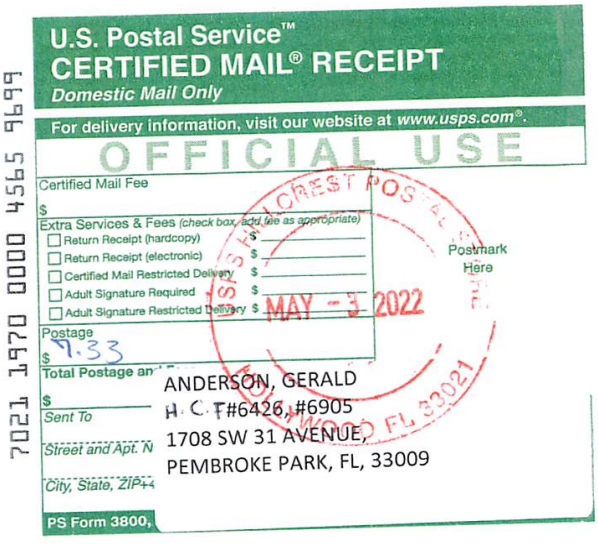
C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt



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

Postage
$ 9.33

Total Postage an
$

Sent To
ANDERSON, GERALD
H. C. T#6426, #6905

Street and Apt. N
1708 SW 31 AVENUE,

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

PS Form 3800,

Postmark Here

MAY - 3 2022

7021 1970 0000 4565 9699



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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$120,830	$40,130	$160,960	$160,960	
2021	$120,830	$40,130	$160,960	$160,960	
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$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 SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANDERSON, GERALD CASE NO. 6426

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANDERSON, GERALD AT 11:31 A.M. ON THE 6 DAY OF MAY 2022.

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

TYPE OF SERVICE

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

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

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

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

J. [signature]
AFFIANT

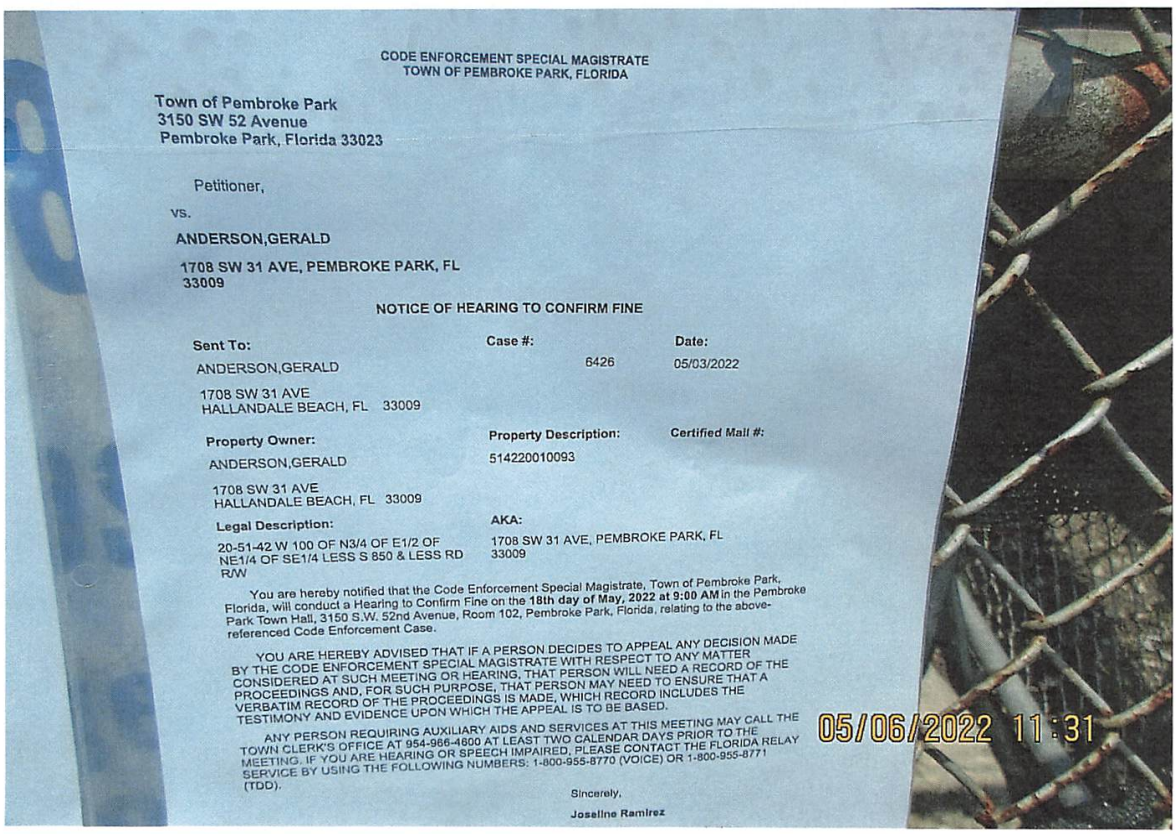
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[signature]
Signature

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

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





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	6426	05/03/2022

Property Owner:	Property Description:	Certified Mail #:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	

Legal Description:	AKA:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **18th day of May, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

05/06/2022 11:31

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD	6426	05/03/2022
1708 SW 31 AVE HALLANDALE BEACH, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD	514220010093	
1708 SW 31 AVE HALLANDALE BEACH, FL 33009		

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

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Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ANDERSON, GERALD A&B RECYCLING Respondent(s)	Case No.: 6426

CORRECTED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: ANDERSON, GERALD, 1708 SW 31 AVE, HALLANDALE BEACH, FL, 33009

FOLIO NO.: 5142 20 01 0093

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-41; 12-48; 22-85(a) and 28-215. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-41; 12-48; 22-85(a) and 28-215 **WITHIN 5 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 25 day of April, 2022

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


05/06/2022 11:34

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6905 **Date Next Inspection** 5/18/2022

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00).
6. Graffiti on North Wall, remove all graffiti.

Call Code Enforcement for Re-inspection.
Repeat Violation - Fourth Offense.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/6/2022		Notice of Violation	Affidavit of Service/Posted to Property Certified Mail
4/6/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/22/2022	4/20/2022	Final Order	Certified Mail
5/3/2022	5/18/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - 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: 5/18/2022

Case Overview

HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 5/18/2022
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 5/18/2022
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 5/18/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 5/18/2022
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 5/18/2022
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 5/18/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$17,500.00
Individual Violation		Individual Violation		$17,500.00
Individual Violation		Individual Violation		$17,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$52,600.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$52,600.00

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANDERSON, GERALD CASE NO. 6905

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANDERSON, GERALD AT 11:31 A.M. ON THE 6 DAY OF MAY 2022.

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

TYPE OF SERVICE

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

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

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

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

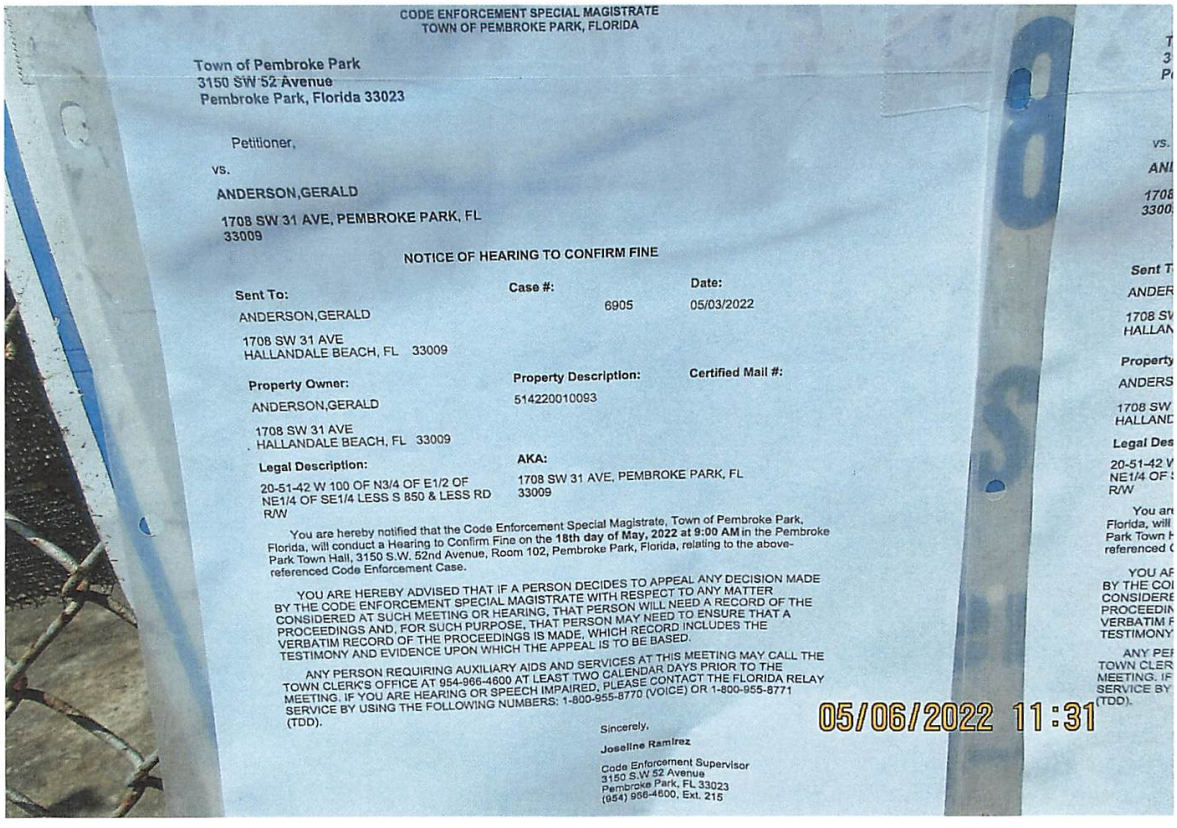
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	6905	05/03/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	
Legal Description:	**AKA:**	
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **18th day of May, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

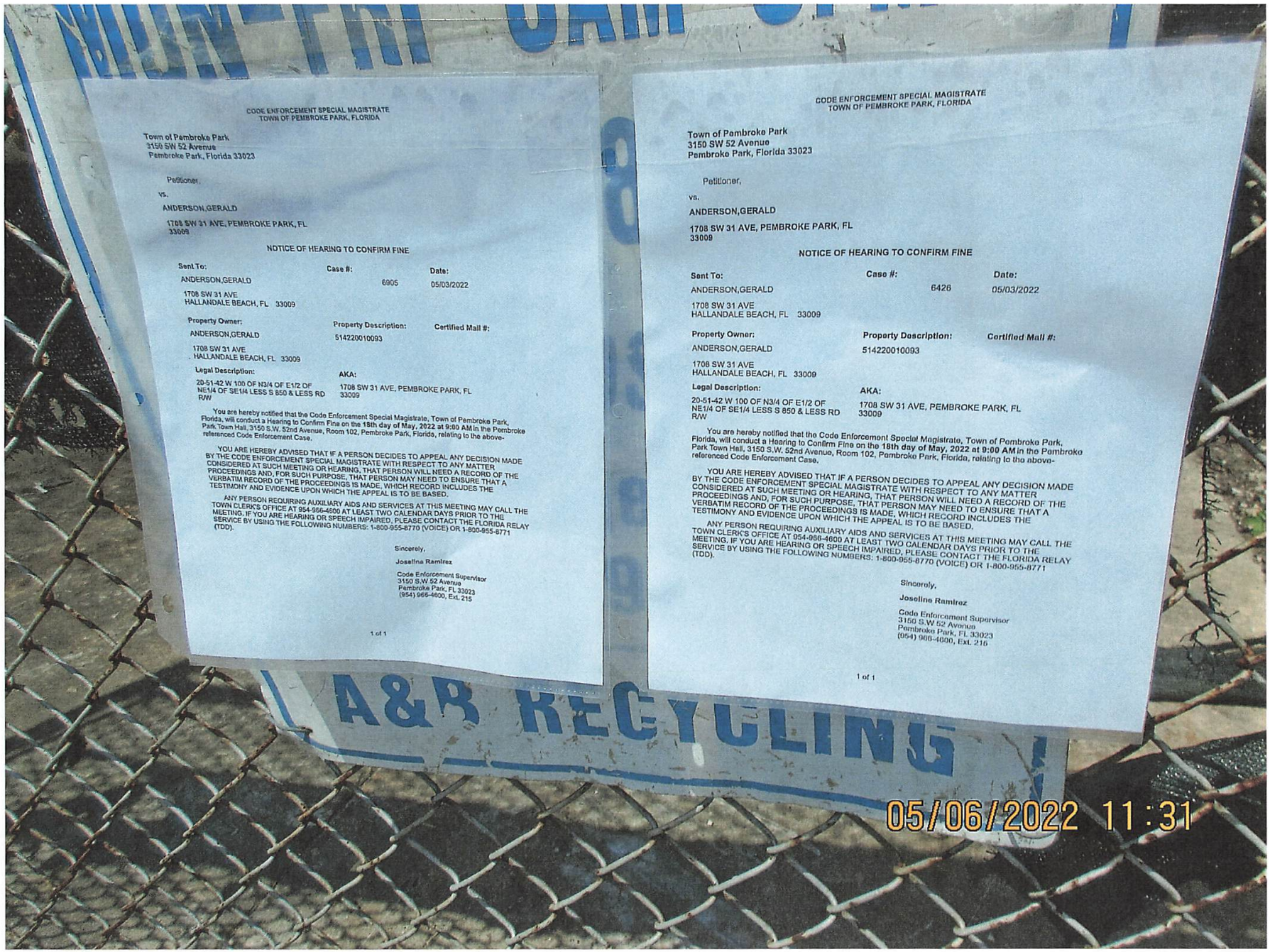
Sincerely,

Joseline Ramirez

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

05/06/2022 11:31





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	6905	05/03/2022

Property Owner:	Property Description:	Certified Mail #:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	

Legal Description:	AKA:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

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Sincerely,

Joseline Ramirez

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

1 of 1

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	6426	05/03/2022

Property Owner:	Property Description:	Certified Mail #:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	

Legal Description:	AKA:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

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Joseline Ramirez

Code Enforcement Supervisor
3150 S.W.52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 216

1 of 1

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD	6905	05/03/2022
1708 SW 31 AVE HALLANDALE BEACH, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD	514220010093	
1708 SW 31 AVE HALLANDALE BEACH, FL 33009		

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

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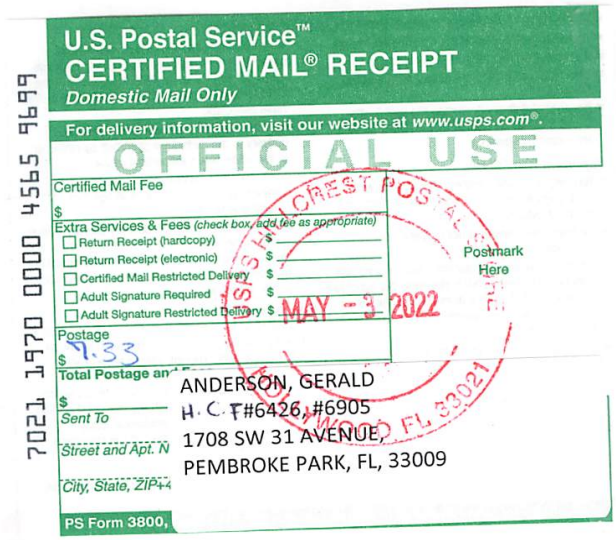
Sincerely,

Joseline Ramirez

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

7021 1970 0000 4565 9699



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

Postage
$ 7.33

Total Postage and F
$

Sent To

Street and Apt. N

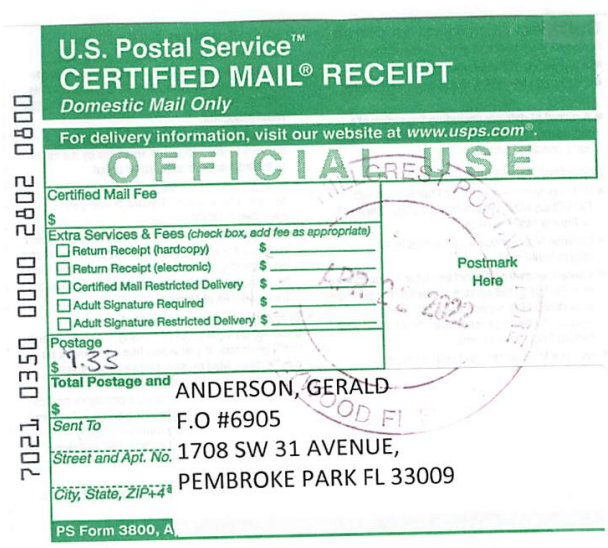
City, State, ZIP+4

PS Form 3800,

Postmark Here

HOLLYWOOD, FL 33021
MAY - 3 2022

ANDERSON, GERALD
H.C.T#6426, #6905
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009



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- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To ANDERSON, GERALD

Street and Apt. No. F.O #6905

City, State, ZIP+4 1708 SW 31 AVENUE, PEMBROKE PARK FL 33009

PS Form 3800, A

Postmark Here

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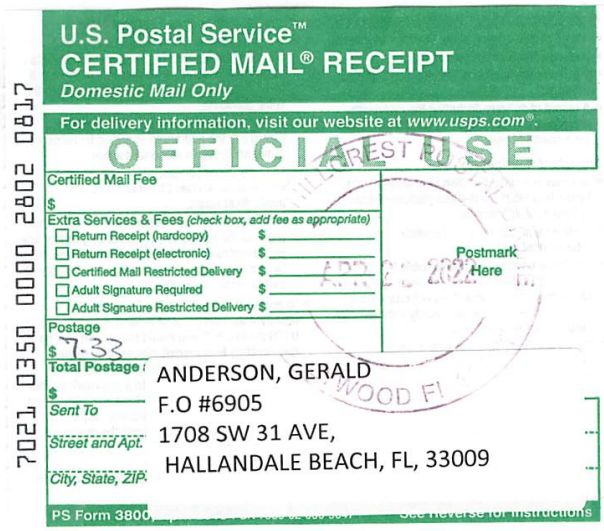

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- ☐ Adult Signature Restricted Delivery $

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$ 7.33

Total Postage
$

Sent To ANDERSON, GERALD

Street and Apt. F.O #6905

City, State, ZIP 1708 SW 31 AVE, HALLANDALE BEACH, FL, 33009

PS Form 3800

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APR 2 2022

7021 0350 0000 2802 0817

7021 1970 0000 4565 7596

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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
$ 7.53

Sent To
ANDERSON, GERALD
NOV & NOH# 6905

Street and Apt. No.
1708 SW 31 AVE

City, State, ZIP+4®
PEMBROKE PARK, FL 33009-2023

PS Form 3800, A

APR 6 2022
Postmark Here
USPS

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.53

Sent To
ANDERSON, GERALD
NOV & NOH# 6905

Street and Apt.
1708 SW 31 AVE

City, State, ZIP
HALLANDALE BEACH, FL 33009-2023

PS Form 3800

APR 6 2022
Postmark Here
USPS

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:
ANDERSON, GERALD
NOV & NOH# 6905
1708 SW 31 AVE
PEMBROKE PARK, FL 33009-2023

9590 9402 6921 1104 8001 56

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 7596

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:
ANDERSON, GERALD
NOV & NOH# 6905
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009-2023

9590 9402 6921 1104 8001 49

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 7602

COMPLETE THIS SECTION ON DELIVERY

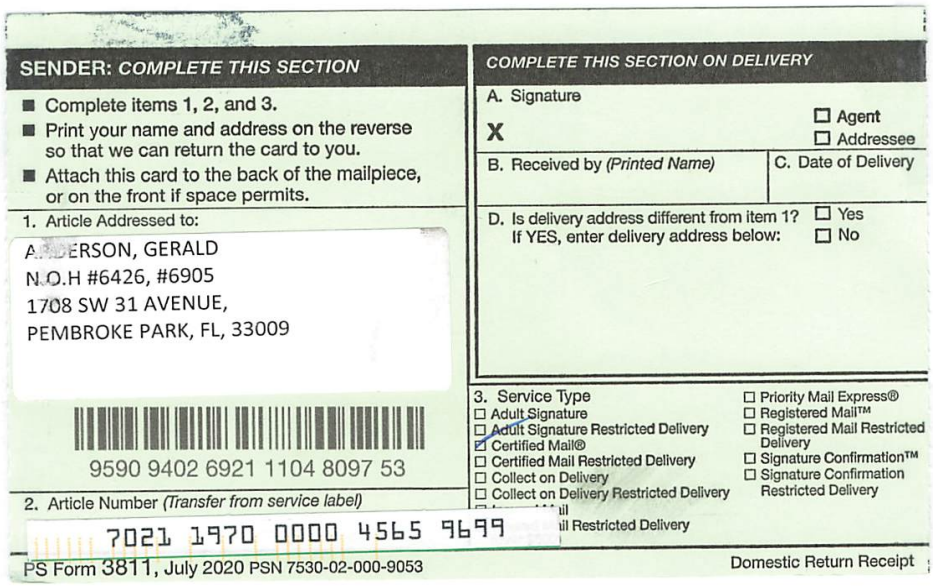
A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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



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1. Article Addressed to:

ANDERSON, GERALD
N.O.H #6426, #6905
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8097 53

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

7021 1970 0000 4565 9699

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49-02
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$161,110	$40,130	$201,240	$177,050	
2021	$120,830	$40,130	$160,960	$160,960	$3,461.40
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$201,240	$201,240	$201,240	$201,240
Portability	0	0	0	0
Assessed/SOH	$177,050	$201,240	$177,050	$177,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$177,050	$201,240	$177,050	$177,050

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$14.00	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. GERALD ANDERSON Respondent(s)	Case No.: 6905

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: GERALD ANDERSON, 1708 SW 31 AVE, PEMBROKE PARK, FL, 33009

FOLIO NO.: 5142 20 01 0093

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-207; 12-41; 12-42; 12-46; 12-48; 22-85 and 28-215. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

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):

5-207 **WITHIN** 5 **DAYS OF THE DATE OF THE NOTICE OF VIOLATION** issued on April 06, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY VIOLATION(S) continue to exist beyond the date set for compliance herein.

12-41; 12-42; 12-46; 12-48; **WITHIN** 5 **DAYS OF THE NOTICE OF VIOLATION** issued on April 06, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein.

22-85; 28-215 **WITHIN** 5 **DAYS OF THE NOTICE OF VIOLATION** issued on April 06, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein.

The Town of Pembroke Park will clean up Town's Right of Way and install chain-link post (i.e. delineators) to remediate obstruction of Town's Right of Way at the property owner's expense not to exceed 10,000.00 dollars.

IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF TWO HUNDRED AND FIFTY DOLLARS ($250.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Nazly Dayana G.

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


05/06/2022 11:34

Case Overview

Property/Incident Information

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

Legal Description

Case Status Closed **Case #** 5337

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	Hand
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail Hand
10/21/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
10/21/2021		Affidavit of Non-Compliance	Certified Mail
11/30/2021	11/17/2021	Supplemental Order/Claim of Lien	Certified Mail Hand
1/12/2022		Affidavit of Compliance	Regular Mail
5/3/2022	5/18/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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.	10/21/2021
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...	10/21/2021
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.	1/12/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	1/12/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	1/12/2022

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

RAUL, MEDINA, JR.
N.O.H #5337, #5436, #6874, #6489
7487 SW 50TH TERR
MIAMI, FL 33155

9590 9402 6921 1104 8097 84

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

7021 1970 0000 4565 6612

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
If YES, enter delivery address below: ☐ No

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MEDINA LAND HOLDINGS 12 LLC
N.O.H #5337, #5436, #6874, #6489
2570 S PARK ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8097 77

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

7021 1970 0000 4565 9675

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Medina Land ☐ Agent ☐ Addressee

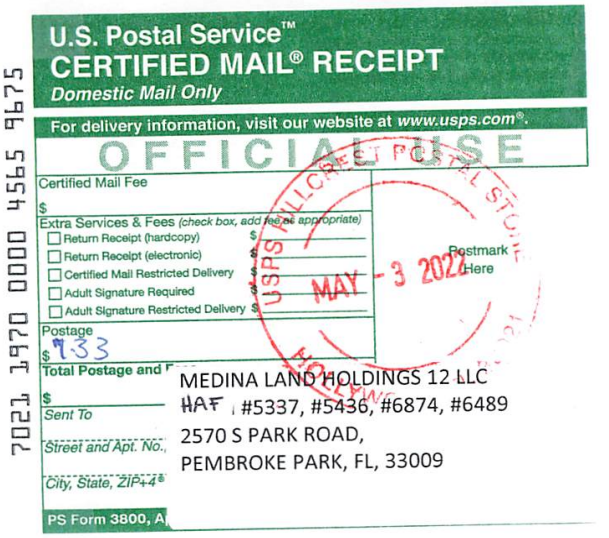
B. Received by *(Printed Name)* Medina Land C. Date of Delivery

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

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

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


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.33
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Apr
MAY - 3 2022
Postmark Here
HOLLYWOOD, FL 33021
7021 1970 0000 4565 9682
MEDINA LAND HOLDINGS 12 LLC
H.A.F #5337, #5436, #6874, #6489
PO BOX 430871,
SOUTH MIAMI, FL, 33243


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
9.33
Total Postage and F
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, A
MAY - 3 2022
Postmark Here
7021 1970 0000 4565 9675
MEDINA LAND HOLDINGS 12 LLC
HAF #5337, #5436, #6874, #6489
2570 S PARK ROAD,
PEMBROKE PARK, FL, 33009


U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.33
Total Postage an
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800,
MAY - 3 2022
Postmark Here
7021 1970 0000 4565 6612
RAUL, MEDINA, JR.
H.A.F #5337, #5436, #6874, #6489
7487 SW 50TH TERR
MIAMI, FL 33155

DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company
MEDINA LAND HOLDINGS #12, LLC

Filing Information

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

Principal Address

7487 SW 50TH TERR
MIAMI, FL 33155

Changed: 03/04/2022

Mailing Address

P.O. BOX 430871
SOUTH MIAMI, FL 33243

Registered Agent Name & Address

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

Address Changed: 03/04/2022

Authorized Person(s) Detail

Name & Address

Title MGM

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

Title MGR

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

Annual Reports

Report Year	Filed Date
2022	03/04/2022

Document Images

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

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEDINA LAND HOLDINGS 12 LLC CASE NO. 5337
MTX GROUP ONE, LLC

Respondent

AFFIDAVIT OF SERVICE

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

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MEDINA LAND HOLDINGS 12 LLC/ MTX GROUP ONE, LLC AT 11:04 A.M. ON THE 6 DAY OF MAY 2022.

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

TYPE OF SERVICE

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

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

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

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

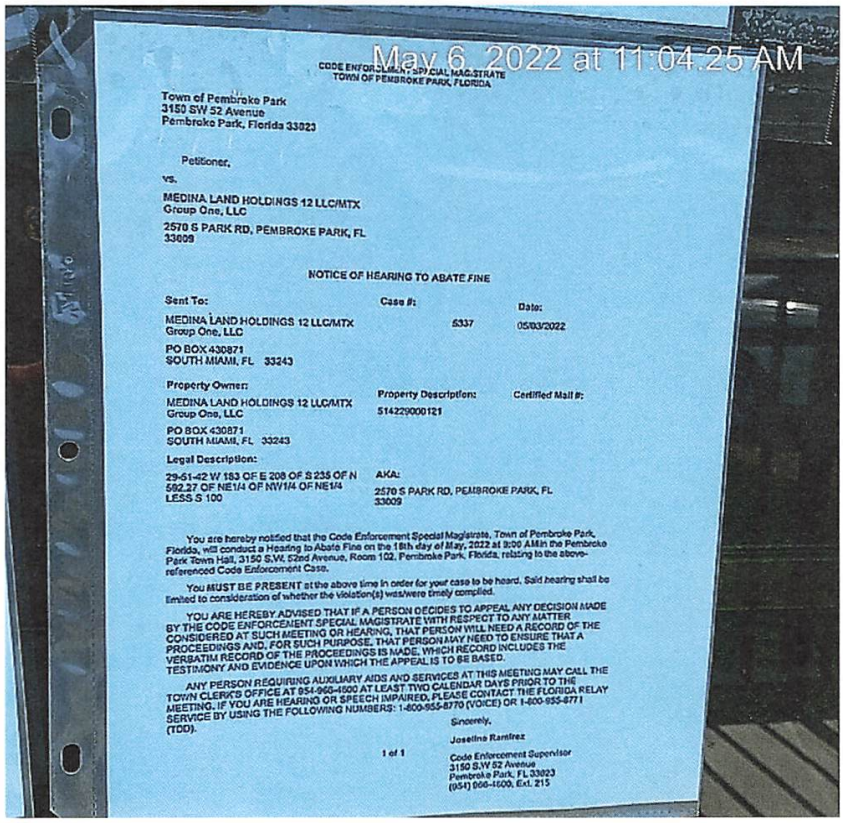
_____
AFFIANT

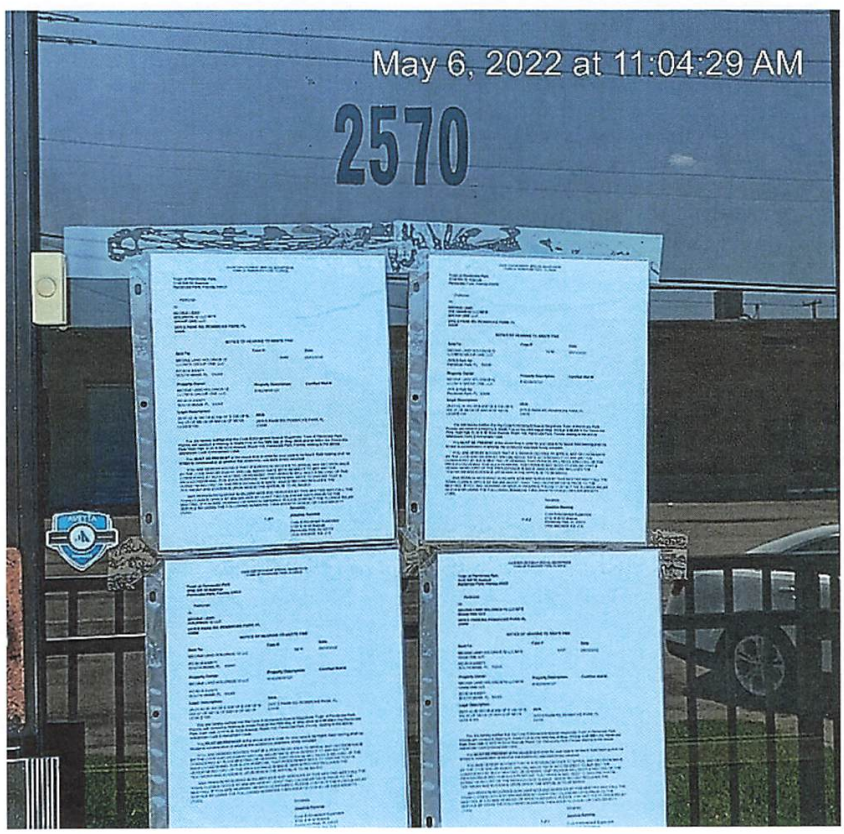
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

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


May 6, 2022 at 11:04:25 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
MEDINA LAND HOLDINGS 12 LLC/MTX
Group One, LLC
2570 S PARK RD, PEMBROKE PARK, FL
33009
NOTICE OF HEARING TO ABATE FINE
Sent To:
Case #:
Date:
MEDINA LAND HOLDINGS 12 LLC/MTX
Group One, LLC
5337
05/03/2022
PO BOX 430871
SOUTH MIAMI, FL 33243
Property Owner:
Property Description:
Certified Mail #:
MEDINA LAND HOLDINGS 12 LLC/MTX
Group One, LLC
514229000121
PO BOX 430871
SOUTH MIAMI, FL 33243
Legal Description:
AKA:
29-51-42 W 183 OF E 208 OF S 235 OF N 582.27 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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 18th day of May, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-1600 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
1 of 1
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-1600, Ext. 215


May 6, 2022 at 11:04:29 AM
2570

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MEDINA LAND HOLDINGS 12 LLC/MTX Group One, LLC

2570 S PARK RD, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
MEDINA LAND HOLDINGS 12 LLC/MTX Group One, LLC PO BOX 430871 SOUTH MIAMI, FL 33243	5337	05/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
MEDINA LAND HOLDINGS 12 LLC/MTX Group One, LLC 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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of May, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

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

DATE: 4-7-22

Town of Pembroke Pines
3150 SW 52nd Avenue
Pembroke Park, FL, 33023

Re: **MTX Group One Code Compliance Violations Forgiveness Request**
Case 5337 $8,947.00
Case 5436 $9,697.00
Case 6489 $10,247.00
Case 6874 $15,100.00

Dear Joseline Ramirez

Please accept this formal letter to request the forgiveness of the violations assessed to MTX Group One with the magistrate of Pembroke Park. In late 2020 MTX Group One entered into a lease agreement for the property located in 2570 S Park Rd. When moving in and preparing the space for our new use we received many violations from the town of Pembroke Park for the space not being up to current 2020 code. This was not brought up by the property owner during the time of signing the lease agreement, but as the tenant it fell on MTX Group One to deal with the situation. The property was built in the 1950's and MTX Group One had to go through an immense amount of work to bring the property up to current code and to satisfy all the requests from the Building Department. It was a big challenge to get current a property that was built over 70 years ago, even before a building code existed. It took about 20 drawings submissions, over $180,000.00 and over a year of time to bring the property up to code. During this time, it was extremely hard to operate the business and keep our doors open due to the COVID-19 situation in the world, while working on this code compliance items. MTX Group One has suffered a great deal of losses during these last 2 years that is almost putting us out of business, but nevertheless we worked diligently with the building department to bring the property up to code. It is for this reason that we would like to kindly ask the magistrate to please wave and forgive the outstanding violation fees that were assessed to MTX Group One and the Property 2570 S Park Rd. We believe that the main objective of bringing the property up to code and for MTX Group One to get a business License has been achieved, therefore we kindly ask to put this behind us and without any further losses.

Please feel free to contact me at 305-562-5399 with any questions.

Jorge Matamoros
Best Regards,
MTX Group One

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Jorge Matamoros
6538 Collins AVe#626
Miami Beach, FL 33141

Site Address:

2570 S PARK RD, PEMBROKE PARK,
FL 33009

Date 11/23/2021 8:56:49 AM
Invoice # 24203
For Code Enforcement Case# 5337

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
3.00	Technology Convenience Fee	$3.00
Total		**$103.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	7/17/2021		$50.00	129	$6,450.00
Admin Fixed	5/30/2021		$100.00	0	$100.00
Total					$6,550.00

Payments

Date	Type	Amount
11/23/2021	Credit	$103.00
Total		$103.00

Balance **$0.00**

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT APPLICATION

2111370
PERMIT NO.
B-94506
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: MTX GROUP					
JOB ADDRESS: 2570 S PARK RD					
OWNER NAME: MEDINA,RAUL JR					
OWNER ADDRESS: PO BOX 430871					
CITY: SOUTH MIAMI					
PHONE: 3055625399	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: MTX GROUP ONE INC					
MAIL ADDRESS: 2570 S Park Road					
CITY STATE ZIP: Pembroke Park FL 33009					
PHONE: 9544046602	**FAX:**	**EMAIL: MTXGROUPONE@GMAIL.COM**			
CERT. COMPENTENCY: CGC1521304/CUC1225323		**STATE REGISTRATION: N/A**			
LOT: 0	BLOCK: 0	PRESENT USE: WAREHOUSE	PROPOSED USE: WAREHOSE		
FOLIO NUMBER: 514229000121		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: 3200	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION:PAVING AND RESTRIPPING PARKING LOT REPLACE VOID APPLICATION 93386					
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 secure 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: **2111370-0**

Job Address: **2570 S PARK RD**

Job Name: MTX GROUP

Permit Status: Permit Complete

Permit Issued Date:12/3/2021 4:28:21 PM

Submitted Into Plan Review Date:11/5/2021 9:59:06 AM

Application Date: 11/5/2021 8:58:36 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 28 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	12/20/2021 11:10:32 AM
ZONING	Approved	11/30/2021 3:27:27 PM

R203 Permit Messages For Permit (2111370-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
98932	ADA COMPLIANCE	12/14/2021	Fail Without Penalty
	Work not ready for inspection FB-BCAP 105.6.2		
99267	ADA COMPLIANCE	12/23/2021	Fail Without Penalty
	Work not ready for inspection - FBC-BCAP 105.6.2		
99331	ADA COMPLIANCE	12/29/2021	Pass
98933	Fencing - Footings	12/14/2021	Fail Without Penalty
	Work not ready for inspection FB-BCAP 105.6.2		
99269	Fencing - Footings	12/23/2021	Fail Without Penalty
	Work not ready for inspection - FBC-BCAP 105.6.2		
99332	Fencing - Footings	12/29/2021	Pass
98934	Fencing/ Gates - Final	12/14/2021	Fail Without Penalty
	Work not ready for inspection FB-BCAP 105.6.2		
99270	Fencing/ Gates - Final	12/23/2021	Fail Without Penalty
	Work not ready for inspection - FBC-BCAP 105.6.2		
99333	Fencing/ Gates - Final	12/29/2021	Pass
99500	Final Building Inspection	1/10/2022	Pass
Zoning Inspection			
99408	Final Zoning	1/5/2022	Fail Without Penalty
	The loading space at the loading dock needs to be striped at 25 feet in length (all the way to loading dock). It is striped at 20 feet. Should be striped according to plans.		

99440	Final Zoning	1/6/2022	Pass
98931	Pavement	12/14/2021	Pass Partial
	Striping not complete.		
99406	Pavement	1/5/2022	Fail Without Penalty
	The loading space at the loading dock needs to be striped at 25 feet in length (all the way to loading dock). It is striped at 20 feet. Should be striped according to plans.		
99438	Pavement	1/6/2022	Pass
98930	Striping	12/14/2021	Fail Without Penalty
	Striping not complete.		
99407	Striping	1/5/2022	Fail Without Penalty
	The loading space at the loading dock needs to be striped at 25 feet in length (all the way to loading dock). It is striped at 20 feet. Should be striped according to plans.		
99439	Striping	1/6/2022	Pass

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 FAX

BUILDING PERMIT APPLICATION

2110861
PERMIT NO.
B-92063
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL		
JOB NAME: MTX GROUP ONE LLC		
JOB ADDRESS: 2570 S PARK RD		
OWNER NAME: MEDINA,RAUL JR		
OWNER ADDRESS: PO BOX 430871		
CITY: SOUTH MIAMI		
PHONE: 9999999999	FAX:	EMAIL:
FEE SIMPLE TITILE HOLDER'S NAME:		
FEE SIMPLE TITLE HOLDER'S ADDRESS:		
CONTRACTING FIRM: MTX GROUP ONE INC		
MAIL ADDRESS: 2570 S Park Road		
CITY STATE ZIP: Pembroke Park FL 33009		
PHONE: 9544046602	**FAX:**	**EMAIL: MTXGROUPONE@GMAIL.COM**

CERT. COMPENTENCY: CGC1521304/CUC1225323			**STATE REGISTRATION: N/A**		
LOT: 000	BLOCK: 000	PRESENT USE: WAREHOUSE & OFFICE		PROPOSED USE: WAREHOUSE & OFFICE	
FOLIO NUMBER: 514229000121			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: 5600	SQ.FT. / L.F.: 0				

DESCRIBE WORK: VIOLATION : FIRST FLOOR: NEW DRYWALL & ELIMINATE EXISTING INTERIOR DOOR AND OPENED WALL, rack installation new outdoor ramp and stair landing		
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 secure 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: 2110861-0

Job Address: 2570 S PARK RD

Job Name: MTX GROUP ONE LLC

Permit Status: Permit Complete

Permit Issued Date:3/16/2021 3:54:02 PM

Submitted Into Plan Review Date:9/8/2020 12:21:54 PM

Application Date: 9/8/2020 12:17:41 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 189 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	3/16/2021 9:10:11 AM
FIRE	Approved	2/24/2021 9:48:41 AM
PLUMBING	Approved	2/20/2021 5:08:31 AM
STRUCTURAL	Approved	3/3/2021 7:37:17 PM

R203 Permit Messages For Permit (2110861-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
95636	ADA COMPLIANCE	9/10/2021	Fail Without Penalty
	Work not per plans, including but not limited to: ramp slope, handrails, grab bars, signs, etc. all was explained to th contractor at the field.		
96239	ADA COMPLIANCE	9/27/2021	Fail Without Penalty
	Bathroom = OK; unfortunately, ramp slope still above th e1:12 requirement as measured with a Smart level.		
96418	ADA COMPLIANCE	10/4/2021	Fail
	Accessible ramp slope still incorrect and not as per plans and the FBC-A 405.2		
97339	ADA COMPLIANCE	11/1/2021	Pass Partial
	Ramp only, pending the path of travel to the accessible parking area.		
99615	ADA COMPLIANCE	1/12/2022	Pass
93002	Beams-Struc Steel / Concrete	6/14/2021	Pass
	Pass according		
93003	Columns-Struct Steel/ Concrete	6/14/2021	Pass
	PASS ACCORDING		
93004	Compaction/Soil Treatment Certification	6/14/2021	Pass
	Pass according		
93207	Drywall Screw Wall / Ceiling	6/21/2021	Pass
	PASS ACCORDING		
99616	Final Building Inspection	1/12/2022	Pass
93208	Firestop-Wall Penetrations/ Joints	6/21/2021	Pass
	PASS ACCORDING		
92481	Foundation Footings Forms/ Reinf/ Compaction	5/21/2021	Canceled Inspection
	CANCELL BY BUILDER		

92615	Foundation Footings Forms/ Reinf/ Compaction	5/26/2021	Pass
	PASS ACCORDING		
92482	Framing - Interior Partitions/ Furring Channels	5/21/2021	Canceled Inspection
	CANCELL BY BUILDER		
92610	Framing - Interior Partitions/ Furring Channels	5/26/2021	Pass
	PASS ACCORDING CORRECTION DONE		
93206	Insulation Wall Thermal / Sound	6/21/2021	Pass
	PASS ACCORDING		
93006	Racking System - Floor Connections	6/14/2021	Pass
	Pass according		
93005	Slab Structural on Grade / Elevated Floor/ Roof	6/14/2021	Pass
	Pass according		
93209	Stairs	6/21/2021	Pass
	PASS ACCORDING		

Electrical Inspection

94319	Ceiling Rough	7/30/2021	Pass
94316	Electric Service	7/30/2021	Fail Without Penalty
	Provide Access to Meter Room, reschedule Electrical Service insp.		
95154	Electric Service	8/24/2021	Fail Without Penalty
	Label equipment, Mains, Branch circuits; install blank circuit breaker filler plate, fix transfer switch latch.		
95519	Electric Service	9/7/2021	Pass
93337	Electrical Rough	6/24/2021	Pass
94366	Final Electrical	7/30/2021	Fail Without Penalty
	1. Label all Circuit Panels Directory Schedules, specific labeling for each branch circuit. 2. complete closet light, bathroom trim, all areas complete ready for final. 3. identify area emergency light circuits; mark up plans for record drawing, ready documents for inspection.		
95155	Final Electrical	8/24/2021	Fail Without Penalty
	Label all Circuit Breaker Panels and branch circuit breakers. Identify all local lighting circuits/emergency battery light circuits.		

95520	Final Electrical	9/8/2021	Pass
94317	Underground Rough	7/30/2021	Pass
93338	Wall Rough	6/24/2021	Pass

Fire Inspection

95635	Final Fire - Life safety	9/9/2021	Pass

Plumbing Inspection

95156	Final Plumbing	8/24/2021	Fail Without Penalty
	Need backflow test cert Bathroom mirror. Hose bib vacuum breaker.		
95290	Final Plumbing	8/26/2021	Pass
93328	Top Out	6/23/2021	Fail Without Penalty
	Not ready for inspection at this time.		
94176	Top Out	7/23/2021	Fail
	Not ready for inspection at this time work not completed. Laboratory weststorm not properly pitch.		
94281	Top Out	7/27/2021	Pass

Instr# 117759729 , Page 1 of 5, Recorded 11/23/2021 at 04:38 PM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

MEDINA LAND HOLDINGS 12 LLC
MTX GROUP ONE, LLC
Respondent(s)

Case No.: **5337**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on May 18, 2021. Based upon the evidence presented [and there being compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2570 S PARK ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: MEDINA LAND HOLDINGS 12 LLC, PO BOX 430871, SOUTH MIAMI, FL, 33243

FOLIO NO.: 5142 29 00 0121

1. The Special Magistrate entered a Final Order on May 18, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S). 5-103(a)(o); 5-105; 5-2(a)(b); 21-19; 28-301(a)(8); 28-307(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on May 18, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$6,200.00** (SIX THOUSAND TWO HUNDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: November 17, 2021.

Notary Public, state of Florida

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

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

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Cardona CA

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5337
Petitioner,)
)
vs.)
)
RAUL MEDINA JR)
MTX GROUP ONE , LLC
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2570 S Park Rd, Pembroke Park, Fl 33009

PROPERTY OWNER: Raul Medina Jr., P.O. Box 430871, South Miami, FL 33243

FOLIO NO.: 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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(o); 5-105; 5-2(a)(b); 21-19; 28-301(a)(8); 28-307(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(o); 5-105; 5-2(a)(b); 21-19; 28-301(a)(8); 28-307(a) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $200.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC	2570 S Park Rd Pembroke Park, FL 33009	2570 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 5436

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	Hand
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail Hand
10/21/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
10/21/2021		Affidavit of Non-Compliance	Certified Mail
11/30/2021	11/17/2021	Supplemental Order/Claim of Lien	Certified Mail Hand
1/27/2022		Affidavit of Compliance	Regular Mail
5/3/2022	5/18/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	1/27/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	1/27/2022

Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	1/27/2022	$9,700.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$9,800.00**

Payments

Date	Payment Type Name	Amount
11/23/2021	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**$9,697.00**



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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
$ 7.33

Total Postage and Fees
$

Sent To
H.A.F #5337, #5436, #6874, #6489

Street and Apt. No.,
PO BOX 430871,

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

PS Form 3800, Apr

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Postmark Here

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Postage
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Total Postage and
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Sent To
HAF #5337, #5436, #6874, #6489

Street and Apt. No.,
2570 S PARK ROAD,

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

PS Form 3800, A

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 MAY - 3 2022

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Total Postage an
$

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7487 SW 50TH TERR

City, State, ZIP+4
MIAMI, FL 33155

PS Form 3800,

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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEDINA LAND HOLDINGS 12 LLC
MTX GROUP ONE, LLC CASE NO. 5436

Respondent

AFFIDAVIT OF SERVICE

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

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MEDINA LAND HOLDINGS 12 LLC/ MTX GROUP ONE, LLC AT 11:04 A.M. ON THE 6 DAY OF MAY 2022.

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

TYPE OF SERVICE

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

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

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

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

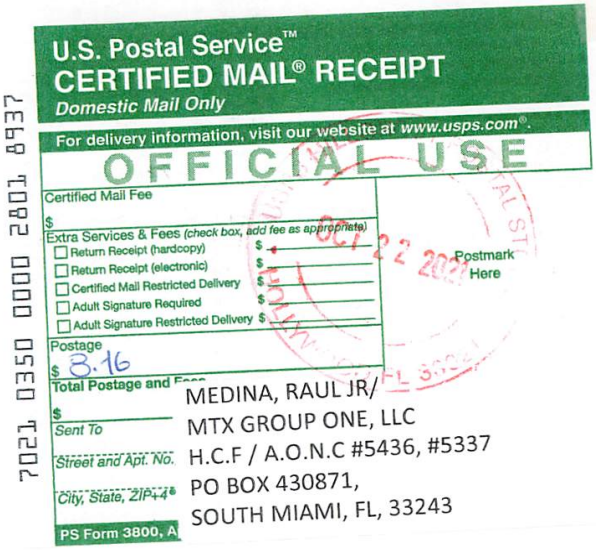
AFFIANT

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

Signature

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

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



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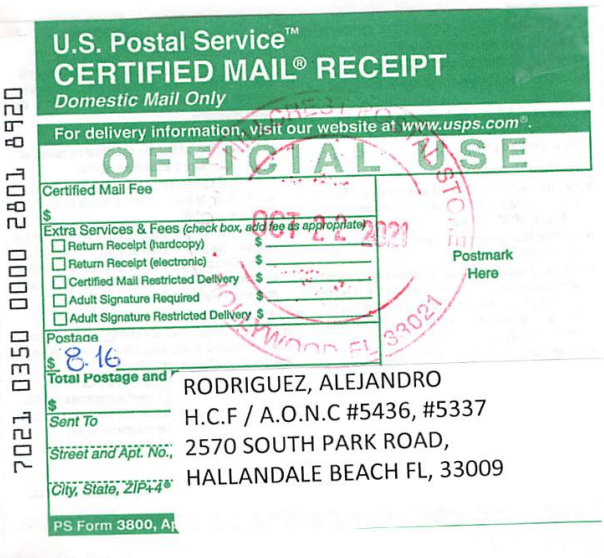
MEDINA, RAUL JR/
MTX GROUP ONE, LLC
H.C.F / A.O.N.C #5436, #5337
PO BOX 430871,
SOUTH MIAMI, FL, 33243



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.16
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
OCT 22 2021
7021 0350 0000 2801 8920
RODRIGUEZ, ALEJANDRO
H.C.F / A.O.N.C #5436, #5337
2570 SOUTH PARK ROAD,
HALLANDALE BEACH FL, 33009



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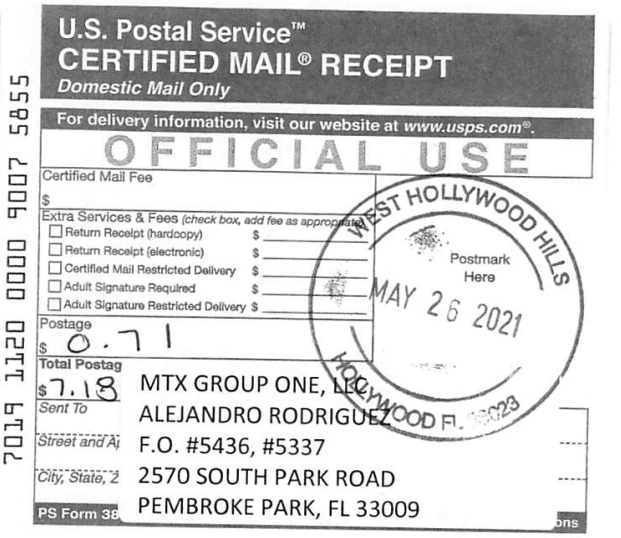
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.71
Total Postage a
$ 7.18
Sent To
Street and Apt. 1
City, State, ZIP+

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

PS Form 3800

WEST HOLLYWOOD HILLS
Postmark Here
MAY 26 2021
HOLLYWOOD FL 33023

7019 1120 0000 9007 5862



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OFFICIAL USE

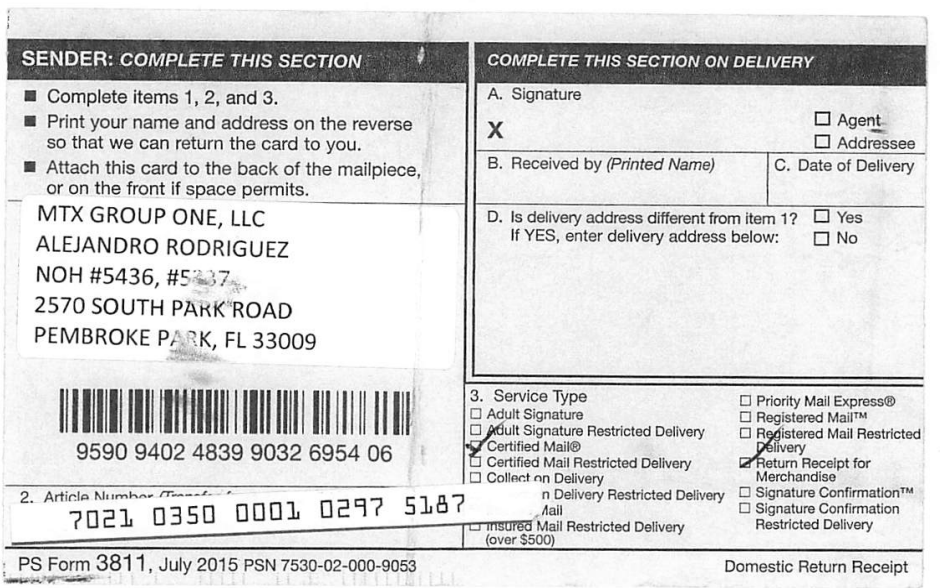
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.71
Total Postag
$ 7.18
Sent To
Street and Ap
City, State, Z

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

PS Form 38

WEST HOLLYWOOD HILLS
Postmark Here
MAY 26 2021
HOLLYWOOD FL 33023

7019 1120 0000 9007 5855



SENDER: COMPLETE THIS SECTION

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

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

9590 9402 4839 9032 6954 06

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5187

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

COMPLETE THIS SECTION ON DELIVERY

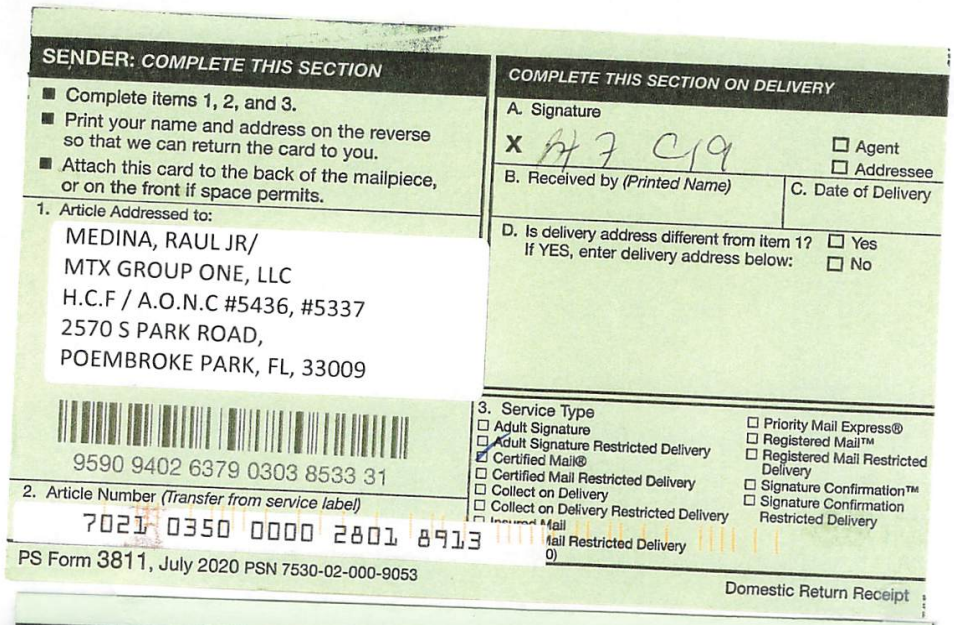
A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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:

MEDINA, RAUL JR/
MTX GROUP ONE, LLC
H.C.F / A.O.N.C #5436, #5337
2570 S PARK ROAD,
POEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8533 31

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

7021 0350 0000 2801 8913

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

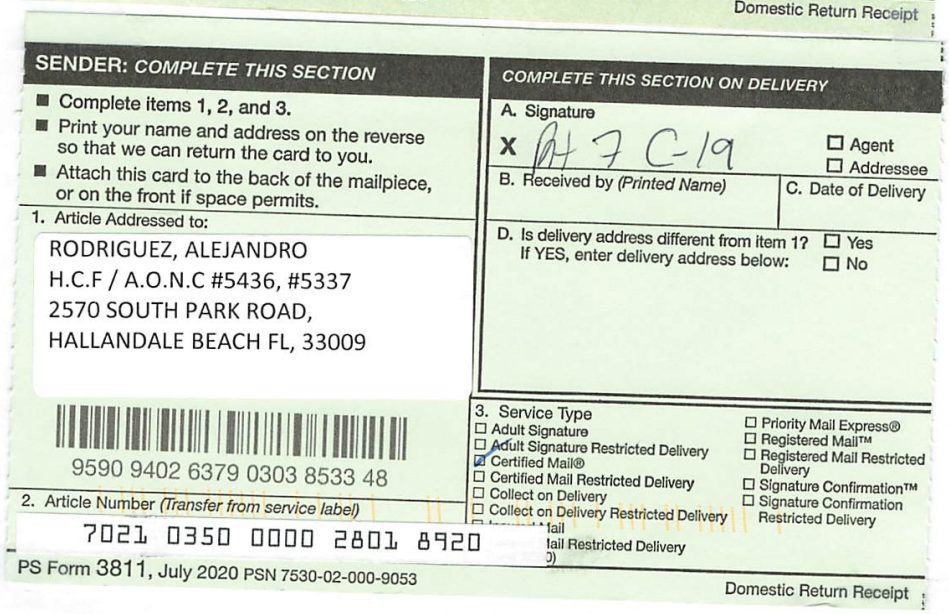
C. Date of Delivery

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

3. Service Type

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

RODRIGUEZ, ALEJANDRO
H.C.F / A.O.N.C #5436, #5337
2570 SOUTH PARK ROAD,
HALLANDALE BEACH FL, 33009

9590 9402 6379 0303 8533 48

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

7021 0350 0000 2801 8920

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

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



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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 3.96

Total Postage and F
$

Sent To MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC

Street and Apt. No., #6489, #5337,#5436 SOCL/FO

City, State, ZIP+4® PO BOX 430871, SOUTH MIAMI, FL, 33243

PS Form 3800, Ap

Postmark Here

NOV 19 2021

7021 0350 0000 2801 9972



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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
$ 3.96

Total Postage and
$

Sent To MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC

Street and Apt. No. #6489, #5337,#5436 SOCL/FO

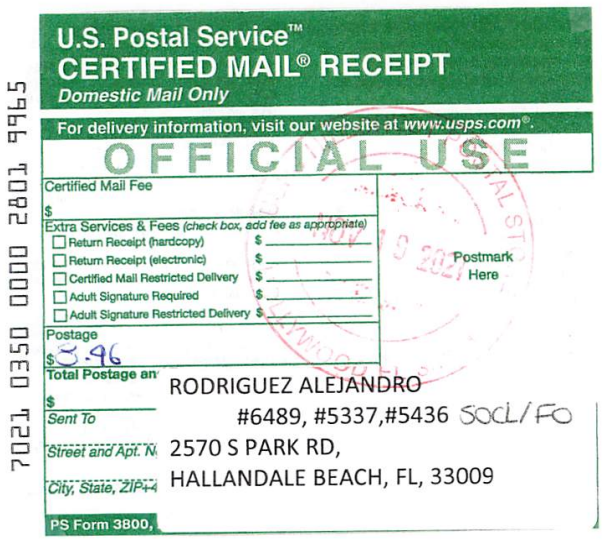
City, State, ZIP+4® 2570 S PARK RD, PEMBROKE PARK, FL, 33009

PS Form 3800, A

Postmark Here

NOV 19 2021

7021 0350 0000 2801 9958



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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
$ 3.96

Total Postage an
$

Sent To RODRIGUEZ ALEJANDRO

Street and Apt. N #6489, #5337,#5436 SOCL/FO

City, State, ZIP+4 2570 S PARK RD, HALLANDALE BEACH, FL, 33009

PS Form 3800,

Postmark Here

NOV 19 2021

7021 0350 0000 2801 9965



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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
$ 3.96

Total Postage and
$

Sent To RAUL, MEDINA, JR

Street and Apt. No. #6489, #5337,#5436 SOCL/FO

City, State, ZIP+4® 7400 SW 50TH TERR, SUITE 205, MIAMI, FL, 33155

PS Form 3800, A

Postmark Here

NOV 19 2021

7021 0350 0000 2801 9989

SENDER: COMPLETE THIS SECTION

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

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

9590 9402 5384 9189 1546 05

7019 1120 0000 9007 5862

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

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

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

SOUTH MIAMI JUN - 1 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
☐ 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.

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

9590 9402 5384 9189 1545 99

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5855

COMPLETE THIS SECTION ON DELIVERY

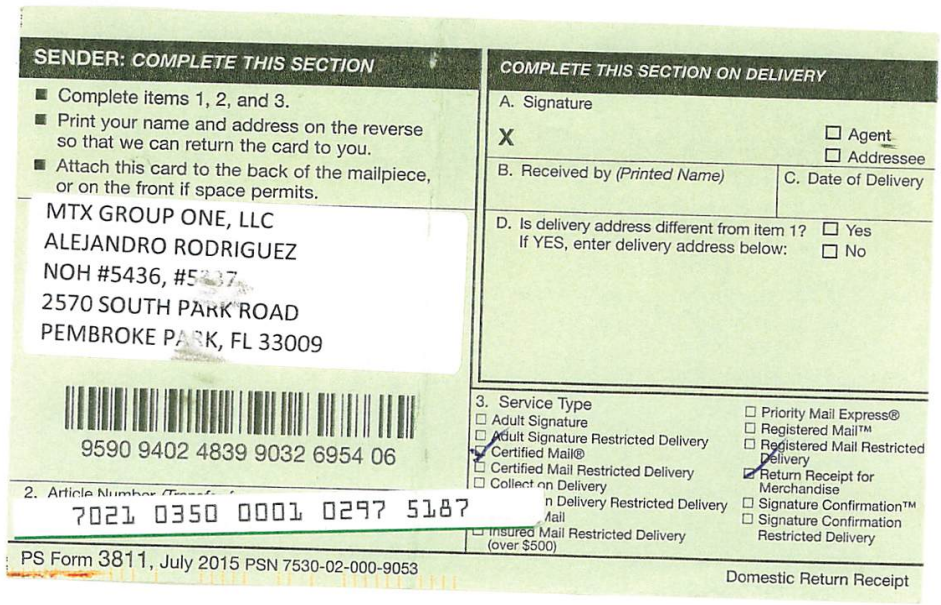
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Alexandro Rodriguez C. Date of Delivery 6-3-2021

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ 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.

MTX GROUP ONE, LLC
ALEJANDRO RODRIGUEZ
NOH #5436, #5[illegible]7
2570 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6954 06

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5187

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ [illegible]n Delivery Restricted Delivery
☐ [illegible]Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC
#6489, #5337,#5436 SOCL/FO
2570 S PARK RD,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8584 97

2. Article Number *(Transfer from service label)*

7021 0350 0000 2801 9958

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

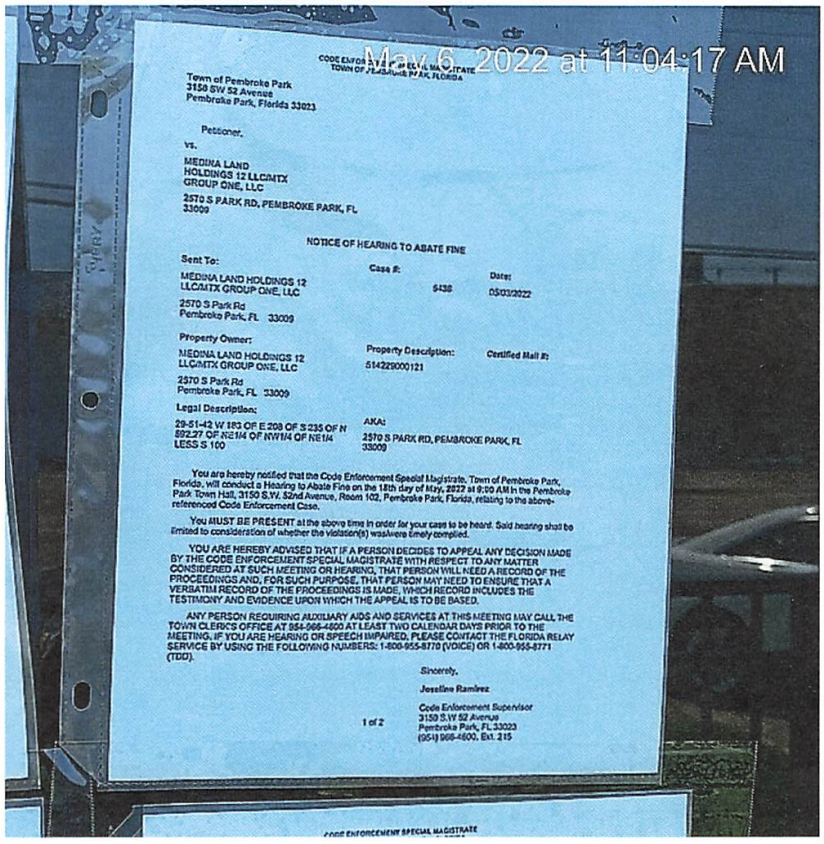
B. Received by *(Printed Name)* | C. Date of Delivery

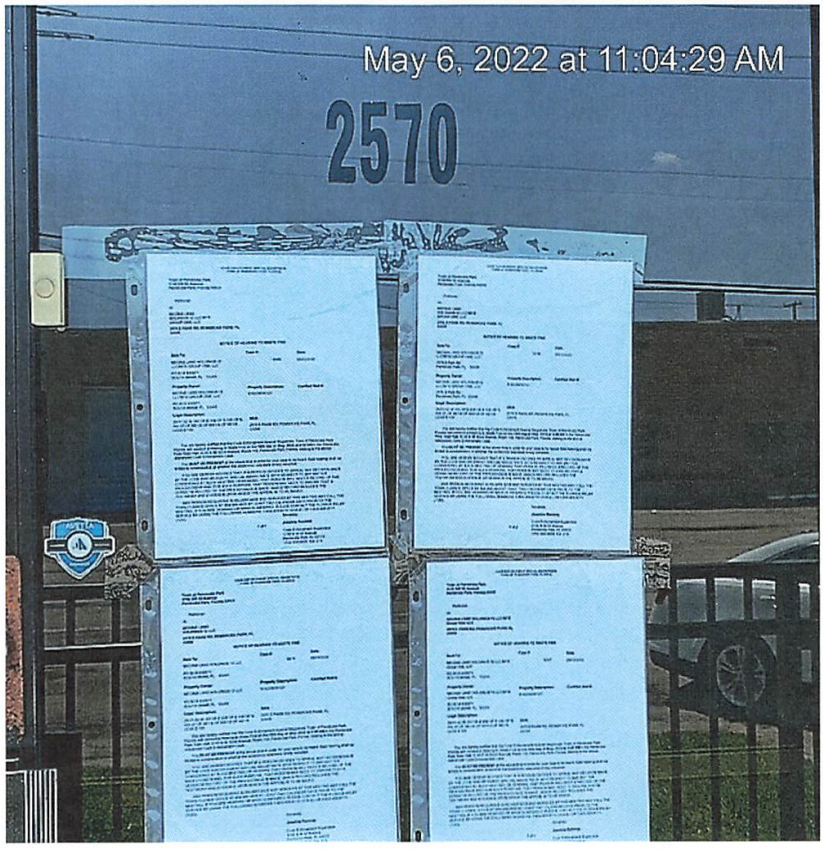
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


May 6, 2022 at 11:04:17 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
MEDINA LAND
HOLDINGS 12 LLC/MTX
GROUP ONE, LLC
2570 S PARK RD, PEMBROKE PARK, FL
33009
NOTICE OF HEARING TO ABATE FINE
Sent To:
Case #:
Date:
MEDINA LAND HOLDINGS 12
LLC/MTX GROUP ONE, LLC
5438
05/03/2022
2570 S Park Rd
Pembroke Park, FL 33009
Property Owner:
Property Description:
Certified Mail #:
MEDINA LAND HOLDINGS 12
LLC/MTX GROUP ONE, LLC
514229000121
2570 S Park Rd
Pembroke Park, FL 33009
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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 18th day of May, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 2
CODE ENFORCEMENT SPECIAL MAGISTRATE


May 6, 2022 at 11:04:29 AM
2570

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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, MEDINA, JR.
N.O.H #5337, #5436, #6874, #6489
7487 SW 50TH TERR
MIAMI, FL 33155

9590 9402 6921 1104 8097 84

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 6612

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
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MEDINA LAND HOLDINGS 12 LLC
N.O.H #5337, #5436, #6874, #6489
2570 S PARK ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8097 77

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 9675

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Medina Land ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Medina Land C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEDINA LAND
HOLDINGS 12 LLC/MTX
GROUP ONE, LLC

2570 S PARK RD, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC 2570 S Park Rd Pembroke Park, FL 33009	5436	05/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
MEDINA LAND HOLDINGS 12 LLC/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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of May, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2570 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0121
Property Owner	MEDINA LAND HOLDINGS 12 LLC	Millage	0613
Mailing Address	PO BOX 430871 SOUTH MIAMI FL 33243	Use	48-01
Abbr Legal Description	29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$173,800	$622,540	$796,340	$796,340	
2021	$173,800	$564,840	$738,640	$738,640	$15,884.16
2020	$173,800	$565,540	$739,340	$739,340	$15,956.30

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$796,340	$796,340	$796,340	$796,340
Portability	0	0	0	0
Assessed/SOH	$796,340	$796,340	$796,340	$796,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$796,340	$796,340	$796,340	$796,340

Sales History

Date	Type	Price	Book/Page or CIN
10/12/2021	QC*-T	$100	117693152
9/1/1999	WD*	$435,000	29844 / 1861
8/13/1998	WD*	$285,000	28753 / 118
5/1/1968	WD	$45,700	1953 / 957
11/1/1964	WD	$16,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$304,920	0.57	AC
Adj. Bldg. S.F. (Card, Sketch)		6858
Eff./Act. Year Built: 1965/1964		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
MEDINA LAND HOLDINGS #12, LLC

Filing Information

Document Number	L21000260616
FEI/EIN Number	87-1103836
Date Filed	06/04/2021
Effective Date	06/04/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/12/2021
Event Effective Date	NONE

Principal Address

7487 SW 50TH TERR
MIAMI, FL 33155

Changed: 03/04/2022

Mailing Address

P.O. BOX 430871
SOUTH MIAMI, FL 33243

Registered Agent Name & Address

RAUL, MEDINA, JR.
7487 SW 50TH TERR
MIAMI, FL 33155

Address Changed: 03/04/2022

Authorized Person(s) Detail

Name & Address

Title MGM

MEDINA, RAUL, JR.
7487 SW 50TH TERR
MIAMI, FL 33155

Title MGR

MEDINA, RAUL, JR.
7487 SW 50TH TERR
MIAMI, FL 33155

Annual Reports

Report Year	Filed Date
2022	03/04/2022

Document Images

03/04/2022 -- ANNUAL REPORT	View image in PDF format
08/12/2021 -- LC Amendment	View image in PDF format
06/04/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

DATE: 4-7-22

Town of Pembroke Pines
3150 SW 52nd Avenue
Pembroke Park, FL, 33023

Re: **MTX Group One Code Compliance Violations Forgiveness Request**
Case 5337 $8,947.00
Case 5436 $9,697.00
Case 6489 $10,247.00
Case 6874 $15,100.00

Dear Joseline Ramirez

Please accept this formal letter to request the forgiveness of the violations assessed to MTX Group One with the magistrate of Pembroke Park. In late 2020 MTX Group One entered into a lease agreement for the property located in 2570 S Park Rd. When moving in and preparing the space for our new use we received many violations from the town of Pembroke Park for the space not being up to current 2020 code. This was not brought up by the property owner during the time of signing the lease agreement, but as the tenant it fell on MTX Group One to deal with the situation. The property was built in the 1950's and MTX Group One had to go through an immense amount of work to bring the property up to current code and to satisfy all the requests from the Building Department. It was a big challenge to get current a property that was built over 70 years ago, even before a building code existed. It took about 20 drawings submissions, over $180,000.00 and over a year of time to bring the property up to code. During this time, it was extremely hard to operate the business and keep our doors open due to the COVID-19 situation in the world, while working on this code compliance items. MTX Group One has suffered a great deal of losses during these last 2 years that is almost putting us out of business, but nevertheless we worked diligently with the building department to bring the property up to code. It is for this reason that we would like to kindly ask the magistrate to please wave and forgive the outstanding violation fees that were assessed to MTX Group One and the Property 2570 S Park Rd. We believe that the main objective of bringing the property up to code and for MTX Group One to get a business License has been achieved, therefore we kindly ask to put this behind us and without any further losses.

Please feel free to contact me at 305-562-5399 with any questions.

Jorge Matamoros
Best Regards,
MTX Group One

Town of Pembroke Park
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

Customer Number 088505

APPLICATION FORM

Application Category: Contractor - Other **Application Date:** 1/19/2022

Business Owner Information (Residential Usage)

Business Name: MTX GROUP ONE LLC

Business Owner/Corporation/Partnership:

Business Address: 2570 S PARK RD

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: **Other Phone:** 3055625399 **Fax #:**

E-Mail: Jorge@mtxgroupone.com **Contact Person's Name:** JORGE MATAMOROS

Parcel Information

Folio Number: 514229000121 **Legal Description:**

Prior Use: AMBULANCE SERVICE

Current Use: UNDERGROUND CONSTRUCTION

Contact Information

Name:

Mailing Address: 2570 S PARK RD

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

OFFICE-UNDERGROUND CONSTRUCTION

Limitations:

CGC1521304/CUC1225323

Customer # Find Clear

Options

2570 S PARK RD

Customer # 088505 **Account #** 94960 **Business Name** MTX GROUP ONE LLC

- Applications
- Requirements
- Fees
- Notes
- Inspections
- Permits
- Display Permits

☑ Certificate of Use Permit	☐ Alarm Permit	☑ Business Tax Permit
1/27/2022 8:47:47 AM		1/27/2022 8:47:16 AM
Print Permit	Print Permit	Print Permit

Changed By	Date Changed	Permit Type	Status
Michelle Grooms	1/27/2022 8:47:47 AM	Certificate of Use Permit	Issued
Michelle Grooms	1/27/2022 8:47:16 AM	Business Tax Permit	Issued

Instr# 117762506 , Page 1 of 6, Recorded 11/24/2021 at 03:36 PM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

MEDINA LAND HOLDINGS 12 LLC
MTX GROUP ONE, LLC
Respondent(s)

Case No.: **5436**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on May 18, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2570 S PARK ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: MEDINA LAND HOLDINGS 12 LLC, PO BOX 430871, SOUTH MIAMI, FL, 33243

FOLIO NO.: 5142 29 00 0121

1. The Special Magistrate entered a Final Order on May 18, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S). 15-17; 15-24. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on May 18, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$6,200.00** (SIX THOUSAND TWO HUNDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: November 17, 2021.

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Dayana A.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5436
vs.	)	
RAUL MEDINA JR MTX GROUP ONE , LLC Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2570 S Park Rd, Pembroke Park, Fl 33009

PROPERTY OWNER: Raul Medina Jr., P.O. Box 430871, South Miami, FL 33243

FOLIO NO.: 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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 15-17; 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-17; 15-24 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Case 5337 & 5436

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 25 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
Park Lake Inc.	426 MARINE DR PEMBROKE PARK, FL 33009	426 MARINE DR, PEMBROKE PARK, FL 33009 380 #Park Lake Estates Mobile Home Park

Legal Description

Case Status Closed **Case #** 5485

Notes
1. Stop Work Order.
2. Trenching/dredging without a permit. Obtain plans, permit and inspections.
3. Started work without permits or notification to the Building Dept. Obtain plans, permit and inspections.
4. Double permit fee assessed.
5. Emergency repair of main 6" water line under the mobile home. Permit # 1910753 expired. Obtain new permit and complete inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/17/2020		Notice of Violation	Hand Regular Mail
2/2/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/16/2022	2/16/2022	Final Order	Certified Mail
3/23/2022	4/20/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
4/19/2022		Affidavit of Compliance	Regular Mail
5/4/2022	5/18/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	4/19/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	4/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	4/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	4/19/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	4/19/2022	$3,200.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$3,300.00**

Payments

Date	Payment Type Name	Amount
2/16/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$3,200.00**

7021 0350 0000 2802 0749

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fe
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BONNER, JANET E

Street and Apt. No., c
JANET E BONNER TR
H.A.F #5485
426 MARINE DRIVE #380,

City, State, ZIP+4®
PEMBROKE PARK, FL, 33009

PS Form 3800, Apr

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MAY - 4 2022
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and F
$

Sent To
PARK LAKE, INC.

Street and Apt. No.,
H.A.F #5485
3184 W HALLANDALE BEACH BLVD,

City, State, ZIP+4®
PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and
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Sent To
PARK LAKE, INC.
GLAZER & SACHS

Street and Apt. No
H.A.F #5485
3113 STIRLING RD,

City, State, ZIP+4
HOLLYWOOD, FL, 33021

PS Form 3800, A

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MAY - 4 2022
Postmark Here

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PARK LAKE, INC.
H.A.F #5485
3184 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8007 36

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 6421

COMPLETE THIS SECTION ON DELIVERY

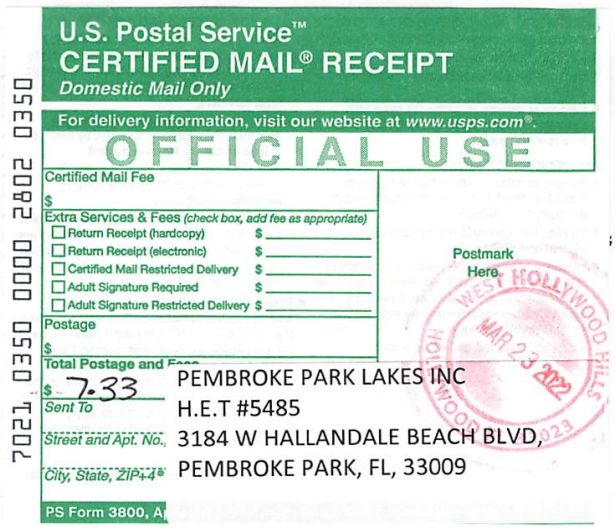
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt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Adult Signature Restricted Delivery
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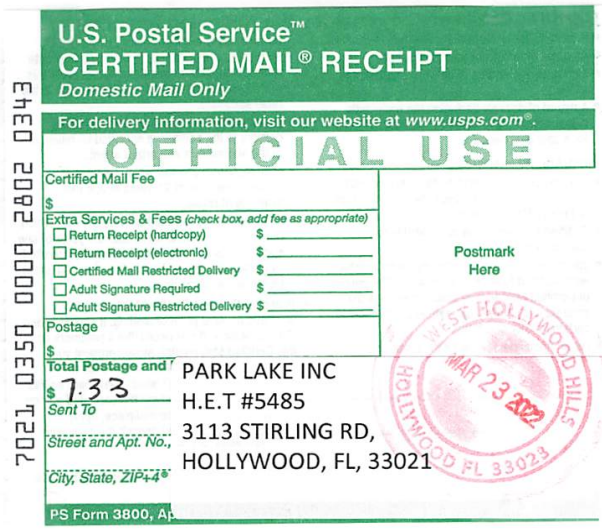
PEMBROKE PARK LAKES INC
H.E.T #5485
3184 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009
Postmark Here
MAR 23 2022
PS Form 3800, Ap
7021 0350 0000 2802 0350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3113 STIRLING RD,
HOLLYWOOD, FL, 33021
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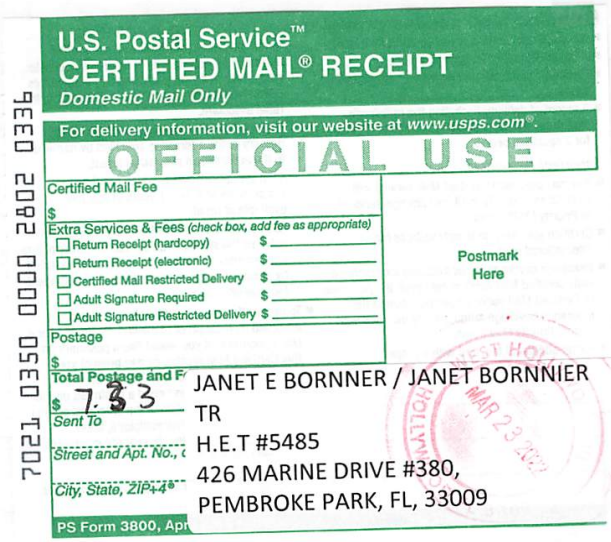
PS Form 3800, Ap
7021 0350 0000 2802 0343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H.E.T #5485
426 MARINE DRIVE #380,
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Postmark Here
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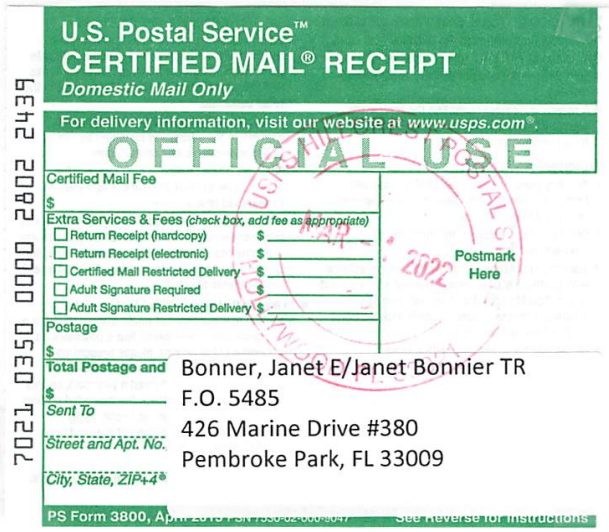
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Bonner, Janet E/Janet Bonnier TR
F.O. 5485
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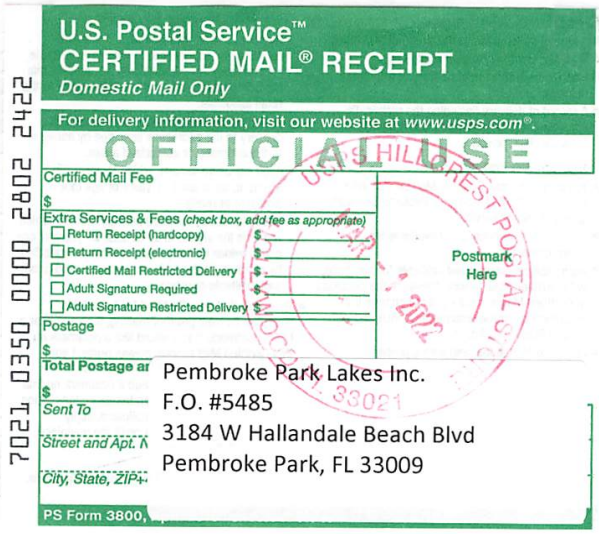
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and I
Sent To
Street and Apt. No.,
City, State, ZIP+4®
Park Lake Inc.
F.O 5485
3113 Stirling Rd
Hollywood, FL 33021
Postmark Here
MAR 2022
PS Form 3800, Apr
7021 0350 0000 2802 2446


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage ar
Sent To
Street and Apt. N
City, State, ZIP+
Pembroke Park Lakes Inc.
F.O. #5485
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009
Postmark Here
MAR 2022
PS Form 3800,
7021 0350 0000 2802 2422

7021 0350 0000 2802 2545

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 7.33
Sent To
Street and Apt. No.
City, State, ZIP+4

BONNER, JANET E/JANET E BONNER TR
NOH #5485
426 MARINE DRIVE #380
PEMBROKE PARK FL 33009

Postmark Here
FEB 07 2022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 2729

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To
Street and Apt. No.
City, State, ZIP+4

Park lake Inc.
HET# 5997, NOH #5485
Glazer & Sachs
3113 Stirling Rd
Hollywood, FL 33021

Postmark Here
FEB 07 2022

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0000 2802 2736

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To
Street and Apt. No.
City, State, ZIP+4

Park lake Inc.
HET#5997, NOH #5485
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Postmark Here
FEB 07 2022

PS Form 3800, April 2015 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BONNER, JANET E/JANET E BONNER TR
NOH #5485
426 MARINE DRIVE #380
PEMBROKE PARK FL 33009

9590 9402 6379 0303 8478 11

2. Article Number (Transfer from service label)
7021 0350 0000 2802 2545

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

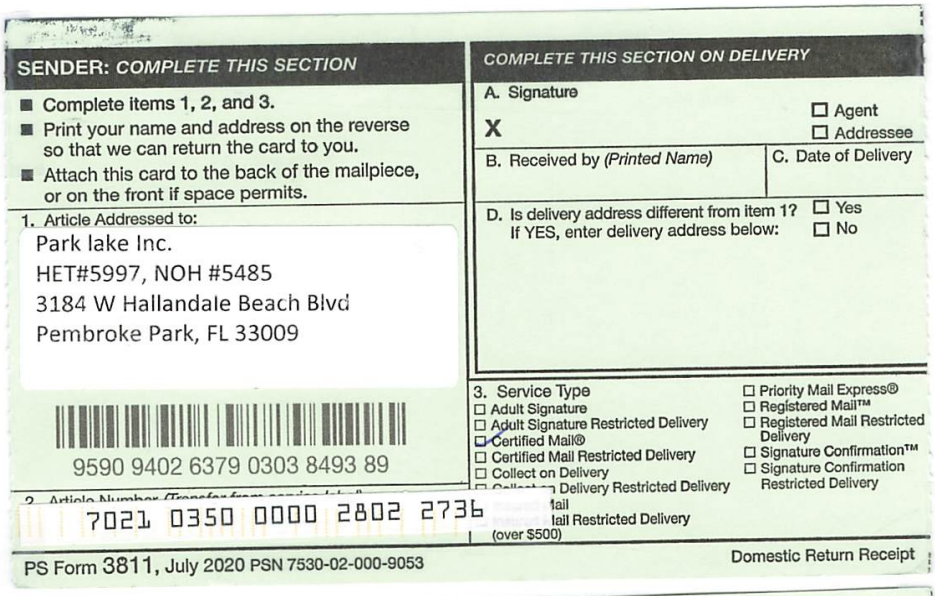
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Park lake Inc.
HET#5997, NOH #5485
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

9590 9402 6379 0303 8493 89

2. Article Number (Transfer from service label)

7021 0350 0000 2802 2736

COMPLETE THIS SECTION ON DELIVERY

A. Signature

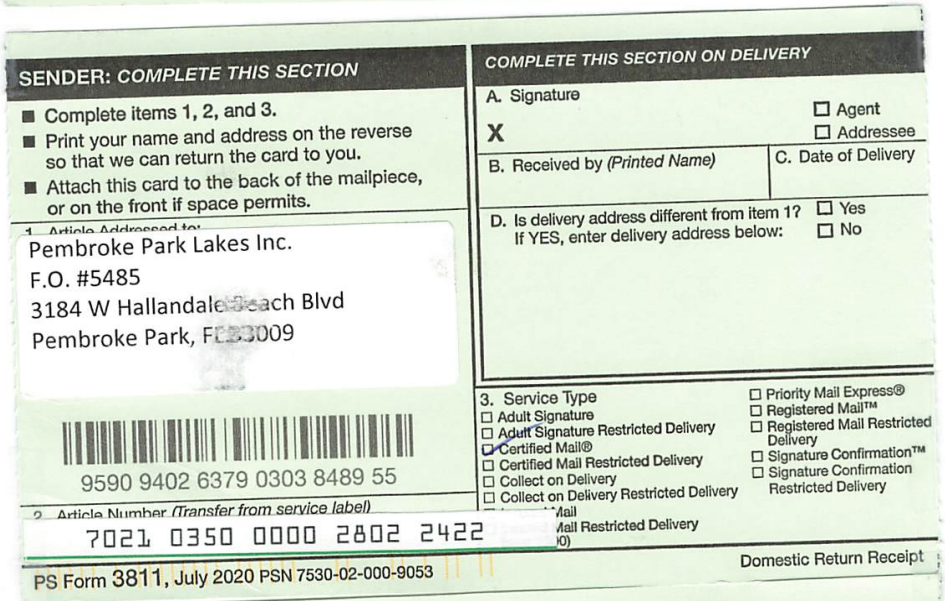
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
(over $500)

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.

Pembroke Park Lakes Inc.
F.O. #5485
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

9590 9402 6379 0303 8489 55

2. Article Number (Transfer from service label)

7021 0350 0000 2802 2422

COMPLETE THIS SECTION ON DELIVERY

A. Signature

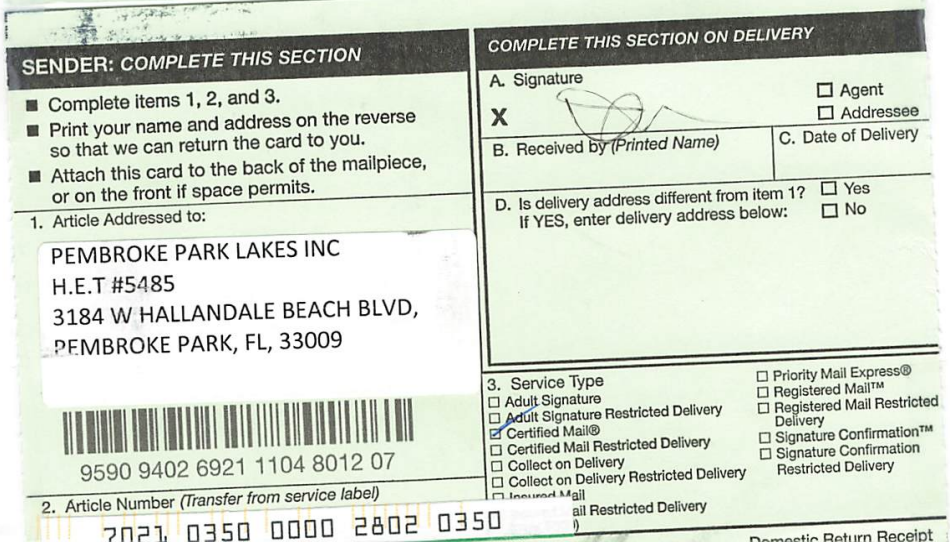
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK LAKES INC
H.E.T #5485
3184 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8012 07

2. Article Number (Transfer from service label)

7021 0350 0000 2802 0350

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Code Dept.

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5485, #5486

Hasler FIRST CLASS MAIL
12/21/2020
US POSTAGE $000.65⁰

ZIP 33023
011D10656696

Park Lake Inc.
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Code Dept.

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5485

Hasler FIRST-CLASS MAIL
12/21/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To: Case

Park Lake Inc. 5485

426 MARINE DR
PEMBROKE PARK, FL 33009

Property Owner: Proper



Detail by Entity Name

Florida Profit Corporation
PARK LAKE, INC.

Filing Information

Document Number	H42954
FEI/EIN Number	59-2502705
Date Filed	02/15/1985
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/08/2018

Principal Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Mailing Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Registered Agent Name & Address

Glazer & Sachs,
3113 Stirling Rd
Hollywood, FL 33021

Name Changed: 11/08/2018

Address Changed: 08/04/2015

Officer/Director Detail

Name & Address

Title President

Bernier, Conrad
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Director

Bedard, Raynald
3184 W Hallandale beach BLVD
Pembroke Park, FL 33009

Title Director

Bourque, Normand
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Secretary

Gautreau, Linda
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title DIRECTOR

FORTIER, DANIEL
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Title Treasurer

Turcotte, Diane
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Director

THEROUX, PAUL G
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title VP

Vendetti, Dominic
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Register Agent

Glazer, Eric
3113 Stirling Rd
201
Ft Lauderdale, FL 33312

Title Director

Beaulieu, Jean Rene
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Annual Reports

Report Year	Filed Date
2019	03/11/2019
2020	03/09/2020
2021	03/09/2021

Document Images

03/09/2021 -- ANNUAL REPORT	View image in PDF format
03/09/2020 -- ANNUAL REPORT	View image in PDF format
03/11/2019 -- ANNUAL REPORT	View image in PDF format
11/08/2018 -- REINSTATEMENT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/05/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
08/04/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/10/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
04/17/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
03/09/2011 -- ANNUAL REPORT	View image in PDF format
03/12/2010 -- ANNUAL REPORT	View image in PDF format
03/25/2009 -- ANNUAL REPORT	View image in PDF format
04/11/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
03/22/2006 -- ANNUAL REPORT	View image in PDF format
03/31/2005 -- ANNUAL REPORT	View image in PDF format
04/15/2004 -- ANNUAL REPORT	View image in PDF format
04/17/2003 -- ANNUAL REPORT	View image in PDF format
03/26/2002 -- ANNUAL REPORT	View image in PDF format
03/14/2001 -- ANNUAL REPORT	View image in PDF format
03/21/2000 -- ANNUAL REPORT	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
03/19/1998 -- ANNUAL REPORT	View image in PDF format
03/07/1997 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- Reg. Agent Change	View image in PDF format
06/08/1995 -- ANNUAL REPORT	View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	426 MARINE DRIVE #380, PEMBROKE PARK FL 33009
Property Owner	BONNER, JANET E JANET E BONNER TR
Mailing Address	426 MARINE DR PEMBROKE PARK FL 33009-6044

ID #	5142 29 NN 6100
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 380

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$60,000	$85,140	$145,140	$80,180	
2021	$60,000	$85,140	$145,140	$77,850	$749.71
2020	$60,000	$74,480	$134,480	$76,780	$729.80

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$145,140	$145,140	$145,140	$145,140
Portability	0	0	0	0
Assessed/SOH 08	$80,180	$80,180	$80,180	$80,180
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$25,000	0	$25,000	$25,000
Wid/Vet/Dis 1	$500	$500	$500	$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$29,680	$54,680	$29,680	$29,680

Sales History

Date	Type	Price	Book/Page or CIN
1/9/2018	CPT-T	$100	114850552
3/1/2007	CPT-D	$27,000	43702 / 332
4/4/1996	CPT		24731 / 131

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		886
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1991/1990		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARK LAKE INC CASE NO. 5485

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PARK LAKE INC AT 10:19 A.M. ON THE 6 DAY OF MAY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

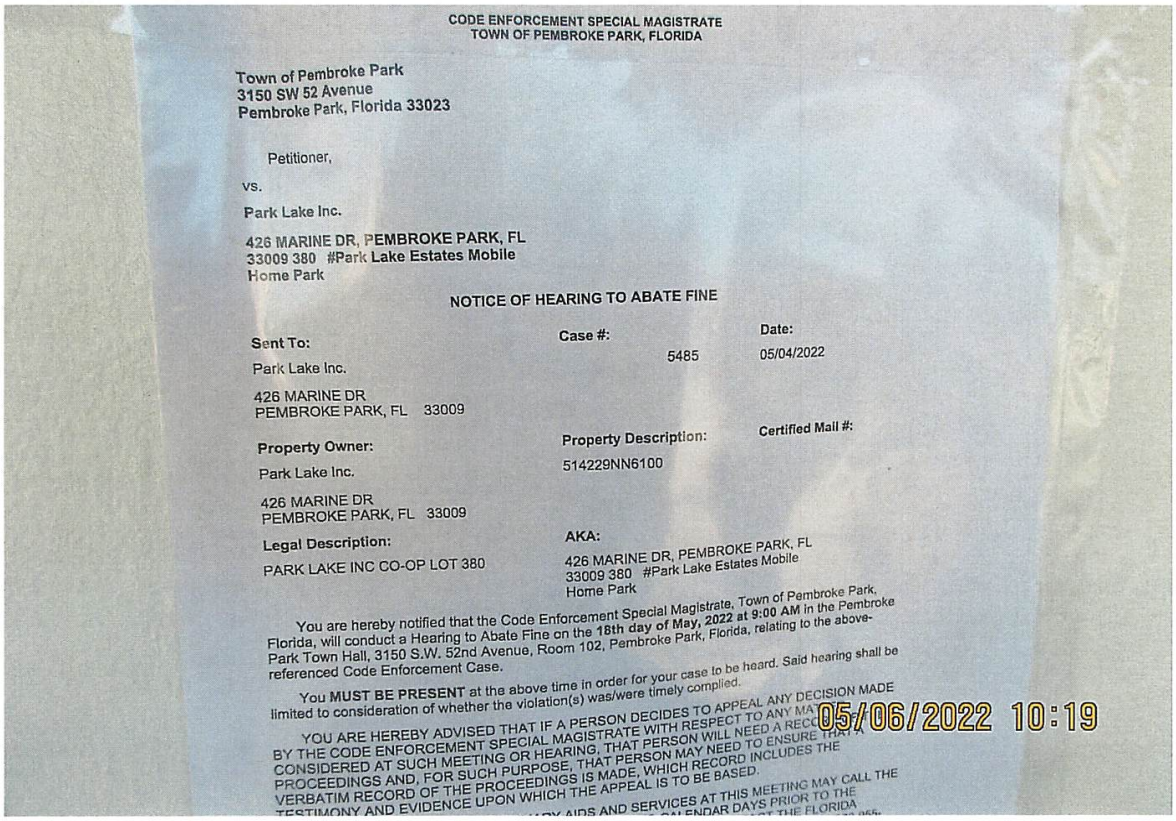
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public · State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Park Lake Inc.

426 MARINE DR, PEMBROKE PARK, FL
33009 380 #Park Lake Estates Mobile
Home Park

NOTICE OF HEARING TO ABATE FINE

Sent To:
Park Lake Inc.

426 MARINE DR
PEMBROKE PARK, FL 33009

Case #:
5485

Date:
05/04/2022

Property Owner:
Park Lake Inc.

426 MARINE DR
PEMBROKE PARK, FL 33009

Property Description:
514229NN6100

Certified Mail #:

Legal Description:
PARK LAKE INC CO-OP LOT 380

AKA:
426 MARINE DR, PEMBROKE PARK, FL
33009 380 #Park Lake Estates Mobile
Home Park

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of May, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

AIDS AND SERVICES AT THIS MEETING MAY CALL THE
DAYS PRIOR TO THE
THE FLORIDA

05/06/2022 10:19



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Park Lake Inc.

426 MARINE DR, PEMBROKE PARK, FL 33009 380 #Park Lake Estates Mobile Home Park

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
Park Lake Inc. 426 MARINE DR PEMBROKE PARK, FL 33009	5485	05/04/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
Park Lake Inc. 426 MARINE DR PEMBROKE PARK, FL 33009	514229NN6100	

Legal Description:	**AKA:**
PARK LAKE INC CO-OP LOT 380	426 MARINE DR, PEMBROKE PARK, FL 33009 380 #Park Lake Estates Mobile Home Park

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of May, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Park Lake, Inc.
OWNERS AND OPERATORS OF PARK LAKE ESTATES
3184 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL
33009
TEL (954) 981-3500 • FAX (954) 981-3753
info@parklakeinc.com
www.parklakeinc.com

April 20, 2022

Re: case #5485. Plumbing repairs done on December 22, 2020 with permit under the house located at 426 Marine Drive, Pembroke Park, FL 33009

To whom it may concern,

I am hereby requesting a hearing in front of the Special Magistrate for abatement of fines for the following reasons:

Executive Plumbing opened a permit for the repairs at the above address on December 30, 2020. We have been trying to close that permit on at least 15 occasions but every time, we were asked to provide more documents.

The Town of Pembroke Park used close permits based on pictures from the plumber. This was the first time the town had requested to see the repairs in person and the repairs were already covered.

We have presented numerous reports showing the repairs were properly performed, the main ones being:

April 12, 2022: Letter from Executive Plumbing confirming the repairs were done according to Florida building code.

March 21, 2022: Hiring of a mobile home installer to reinstall 3 piers.

April 5, 2021: Hiring of Dynatech Engineering Corp. to perform a compaction test.

We are hoping you can see that we acted on good faith and that we did our best to close this permit.

Please do not hesitate to contact me should you need further information.

I would like to thank you for your time and understanding.

Sincerely

Bertrand Saysset
Park Lake Estates
General Manager

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
PARK LAKE INC.
Respondent(s)

Case No.: 5485

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 426 MARINE DR PEMBROKE PARK FL 33009

PROPERTY OWNER: PARK LAKE INC, 3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 NN 6100

LEGAL DESCRIPTION: PARK LAKE INC CO-OP LOT 380

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 15-87. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b); 5-87 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5314 FAX

BUILDING PERMIT APPLICATION

2211629
PERMIT NO.
P-95512
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: PLUMBING					
JOB NAME: PARK LAKE ESTATES					
JOB ADDRESS: 426 MARINE DRIVE					
OWNER NAME: PARK LAKE ESTATES					
OWNER ADDRESS: 426 MARINE DRIVE					
CITY: PEMBROKE PARK					
PHONE: 9549813500	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: EXECUTIVE PLUMBING CONTRACTORS INC					
MAIL ADDRESS: 10366 JOHNSON STREET					
CITY STATE ZIP: HOLLYWOOD FL 33019					
PHONE: 9549248211	**FAX: 9549248424**	**EMAIL: INFO@EPCFLA.COM**			
CERT. COMPENTENCY: CFC1425969	**STATE REGISTRATION: N/A**				
LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229nn6100	SUBDIVISION: PARK LAKE ESTATES				
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 1520	SQ.FT. / L.F.: 0				
DESCRIBE WORK: TO REPLACE PROCESS 92477 VIOLATION: REPAIR 6INCH MAIN WATER LINE					
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: 2211629-0

Job Address: 426 MARINE DRIVE

Job Name: PARK LAKE ESTATES

Permit Status: Permit Complete

Permit Issued Date:4/15/2022 11:35:35 AM

Submitted Into Plan Review Date:4/12/2022 2:55:25 PM

Application Date: 4/12/2022 2:53:20 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 3 Day(s)

Required Disciplines

Discipline	Status	Date
PLUMBING	Approved	4/15/2022 4:48:41 AM

R203 Permit Messages For Permit (2211629-0)

Event ID	Inspection	Inspection Date	Status
Plumbing Inspection			
103046	Back Flow	4/19/2022	Pass
	FBC 110.4 conceal work or work cover prior to inspection plumbing contractor provider. Letter stating that the work was performed and completed By FBC stand. Contractor assumes all responsibility for work cover up.		
103048	Final Plumbing	4/19/2022	Pass
	FBC 110.4 conceal work or work cover prior to inspection plumbing contractor provider. Letter stating that the work was performed and completed By FBC stand. Contractor assumes all responsibility for work cover up.		
103047	Top Out	4/19/2022	Pass
	FBC 110.4 conceal work or work cover prior to inspection plumbing contractor provider. Letter stating that the work was performed and completed By FBC stand. Contractor assumes all responsibility for work cover up.		

Case Overview

Property/Incident Information

Owner	Address	Site Address
JUNHALLA LLC /ALL-WAYS TOWING & STORAGE INC.	7201 MCKINLEY ST HOLLYWOOD, FL 33024	2550 S PARK RD, PEMBROKE PARK, FL 33009 #ALL Ways Towing

Legal Description

Case Status Closed **Case #** 6565

Notes

1. Exterior walls of building requires maintenance (i.e. pressure wash, repair, paint, etc.).
2. Exterior maintenance of parking lot requires maintenance (i.e. paving and striping). Obtain plans for permit & inspections.
3. Double compact parking in front of parking lot prohibited.
4. Prohibited parking on road. Parking only allowed on parking lots or parking zones.
5. All Towed vehicles must be parked in parking lot area within certificate of use limits.
6. Installed chain-link fence and wooden fence without a permit. Obtain plans for after the fact permits and inspections.
7. Installed electrical cameras without a Building permit. Obtain plans for after the fact permits and inspections.

For more info regarding permits contact the Building Dept. at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/10/2021		Notice of Violation	Regular Mail
3/2/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/17/2022	3/16/2022	Final Order	Certified Mail Hand
4/20/2022		Affidavit of Compliance	Regular Mail
5/3/2022	5/18/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	4/20/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	4/20/2022
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	4/20/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	4/20/2022	$750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$850.00**

Payments

Date	Payment Type Name	Amount
3/17/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$750.00**

7021 1970 0000 4565 6414

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To
JUNHALLA LLC / ALL-WAYS TOWING & STORAGE INC. / JAMES T CURCI

Street and Apt. No.,
H.A.F #6565
7201 MCKINLEY ST,

City, State, ZIP+4®
HOLLYWOOD, FL, 33024

Postmark Here
MAY - 4 2022
HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

PS Form 3800, Ap

7021 1970 0000 4565 6407

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To
JUNHALLA LLC / ALL-WAYS TOWING & STORAGE INC.

Street and Apt. No.,
H.A.F #6565
2550 S PARK ROAD,

City, State, ZIP+4®
PEMBROKE PARK, FL, 33009

Postmark Here
MAY - 4 2022
HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

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:

JUNHALLA LLC / ALL-WAYS TOWING & STORAGE INC. / JAMES T CURCI
H.A.F #6565
7201 MCKINLEY ST,
HOLLYWOOD, FL, 33024

9590 9402 6921 1104 8006 44

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 6414

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X J. CURCI ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* CV-19 LOF C. Date of Delivery 2/9/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JUNHALLA LLC CASE NO. 6565
ALL-WAYS TOWING & STORAGE INC.
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2550 S PARK ROAD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2550 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JUNHALLA LLC/ ALL-WAYS TOWING & STORAGE INC. AT 11:09 A.M. ON THE 6 DAY OF MAY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

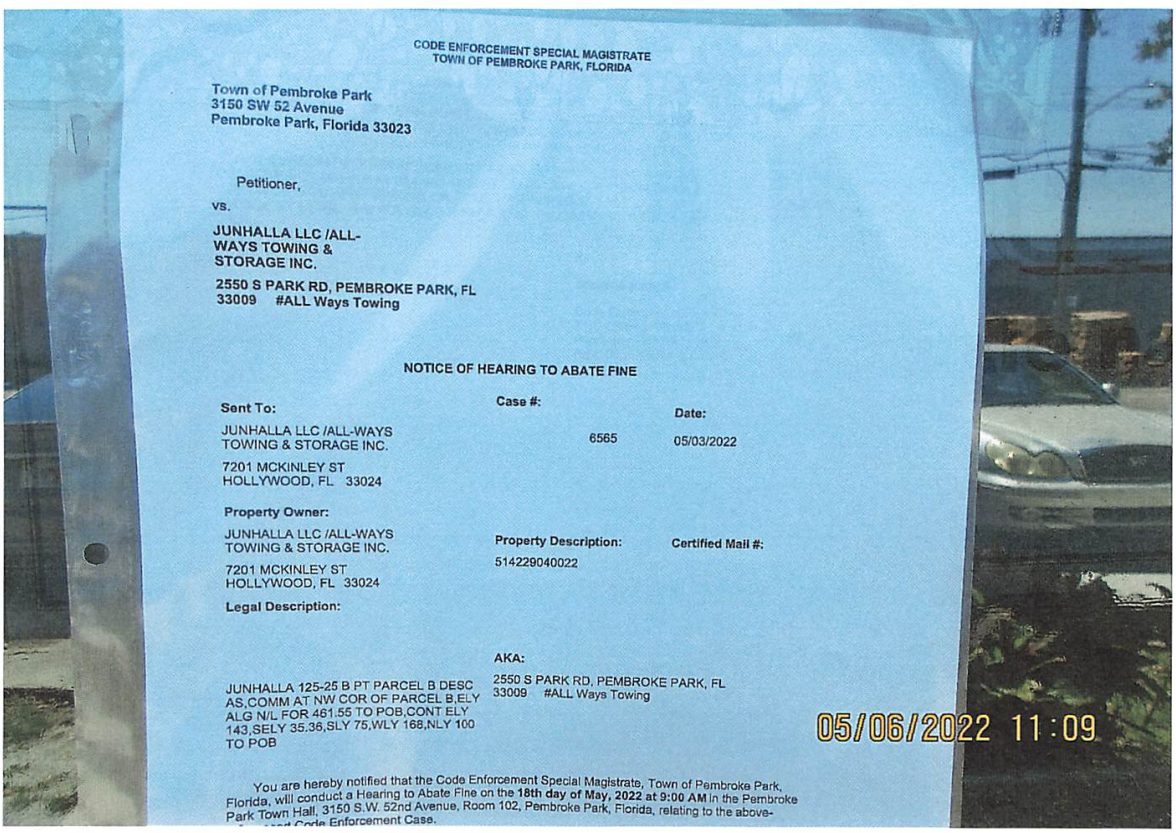
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [√] physical presence or [_] online notarization this 13 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known √ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


2550
05/06/2022 11:10


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
JUNHALLA LLC /ALL-WAYS TOWING & STORAGE INC.
2550 S PARK RD, PEMBROKE PARK, FL 33009 #ALL Ways Towing
NOTICE OF HEARING TO ABATE FINE
Sent To:
JUNHALLA LLC /ALL-WAYS TOWING & STORAGE INC.
7201 MCKINLEY ST
HOLLYWOOD, FL 33024
Case #:
6565
Date:
05/03/2022
Property Owner:
JUNHALLA LLC /ALL-WAYS TOWING & STORAGE INC.
7201 MCKINLEY ST
HOLLYWOOD, FL 33024
Property Description:
514229040022
Certified Mail #:
Legal Description:
JUNHALLA 125-25 B PT PARCEL B DESC AS,COMM AT NW COR OF PARCEL B,ELY ALG N/L FOR 461.55 TO POB,CONT ELY 143,SELY 35.36,SLY 75,WLY 168,NLY 100 TO POB
AKA:
2550 S PARK RD, PEMBROKE PARK, FL 33009 #ALL Ways Towing
05/06/2022 11:09
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 18th day of May, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-
Code Enforcement Case.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

JUNHALLA LLC /ALL-WAYS TOWING & STORAGE INC.

2550 S PARK RD, PEMBROKE PARK, FL 33009 #ALL Ways Towing

NOTICE OF HEARING TO ABATE FINE

Sent To:

JUNHALLA LLC /ALL-WAYS TOWING & STORAGE INC.

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:

6565

Date:

05/03/2022

Property Owner:

JUNHALLA LLC /ALL-WAYS TOWING & STORAGE INC.

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Property Description:

514229040022

Certified Mail #:

Legal Description:

JUNHALLA 125-25 B PT PARCEL B DESC AS,COMM AT NW COR OF PARCEL B,ELY ALG N/L FOR 461.55 TO POB,CONT ELY 143,SELY 35.36,SLY 75,WLY 168,NLY 100 TO POB

AKA:

2550 S PARK RD, PEMBROKE PARK, FL 33009 #ALL Ways Towing

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of May, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

JUNHALLA, LLC

Code Enforcement Special Magistrate **5/3/2022**
Town of Pembroke Park, Florida
3150 SW 52 Ave
Pembroke Park, FL 33023

RE: Case 6565 request for reduction of fines

Honorable Special Magistrate,

We are requesting reduction of the $750 fine.

In the 30 days after the Final Order was issued, the tenant resolved illegal parking issues, the building was pressure cleaned and painted, and three building permits were issued and completed. All the required work was completed within the 30 days allotted.

Unfortunately, the contractor who pulled the low voltage permit submitted their permit application to Broward County instead of Pembroke Park which caused a two-week delay causing the tenant to exceed the deadline by 5 days while waiting for the low voltage permit to be approved and inspections completed.

Thank you for your time and consideration.

Sincerely,

Rick Chaples
Agent
Junhalla LLC

1812 SW 31st Avenue, Pembroke Park, FL 33009 *Broward* 954 981 8073 *Dade* 305 625 8506 *Fax* 954 981 8075

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: 2211608-0

Job Address: 2550 S PARK RD

Job Name: JUNHALLA LLC

Permit Status: Permit Complete

Permit Issued Date:4/6/2022 1:32:36 PM

Submitted Into Plan Review Date:3/21/2022 7:56:12 AM

Application Date: 3/21/2022 7:54:01 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 16 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	3/30/2022 8:48:12 AM
ZONING	Approved	4/5/2022 4:49:23 PM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

Inkforce 95349

BUILDING PERMIT APPLICATION

2211608
PERMIT NO.

ZON-95349
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: JUNHALLA LLC					
JOB ADDRESS: 2550 S PARK RD					
OWNER NAME: JUNHALLA LLC					
OWNER ADDRESS: 7201 MCKINLEY ST					
CITY: HOLLYWOOD					
PHONE: 9549818073	FAX:		EMAIL:		
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: Ultimate Environments Inc					
MAIL ADDRESS: 1725 Avenida Del Sol					
CITY STATE ZIP: Boca Raton FL 33432					
PHONE: 5619883643	**FAX:**		**EMAIL: Info@uecontractors.com**		
CERT. COMPENTENCY: CGC1510686		**STATE REGISTRATION: N/A**			
LOT: 0	BLOCK: 0	PRESENT USE: COMMERCIAL	PROPOSED USE: COMMERCIAL		
FOLIO NUMBER: 514229040022		SUBDIVISION: 0			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: violation: fence legalization to include removal of wooden fence					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:		EMAIL:		
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

R203 Permit Messages For Permit (2211608-0)

Event ID	Inspection	Inspection Date	Status
Zoning Inspection			
102663	Fences - Final	4/12/2022	Pass
	Inspected 4/4/2022 fence done		
102662	Fences - Location	4/12/2022	Pass
	Inspected 4/4/2022 fence done in proper location		
Structural Inspection			
102660	Fencing - Footings	4/12/2022	Canceled Inspection
102829	Fencing - Footings	4/14/2022	Pass
	Per submitted photos		
102661	Fencing/ Gates - Final	4/12/2022	Canceled Inspection
102830	Fencing/ Gates - Final	4/14/2022	Pass

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 2211546-0

Job Address: 2550 S PARK RD

Job Name: JUNHALLA LLC

Permit Status: Permit Complete

Permit Issued Date:3/15/2022 2:33:49 PM

Submitted Into Plan Review Date:3/10/2022 9:39:10 AM

Application Date: 3/10/2022 9:36:32 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 5 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	3/14/2022 3:55:31 PM
ZONING	Approved	3/11/2022 10:40:52 AM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5501 FAX

2211546
PERMIT NO.
ZON-95235
APPLICATION NO.

AMT DUE

Inkforce 95235

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: JUNHALLA LLC					
JOB ADDRESS: 2550 S PARK RD					
OWNER NAME: JUNHALLA LLC					
OWNER ADDRESS: 7201 MCKINLEY ST					
CITY: HOLLYWOOD					
PHONE: 3053426720	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: Arrow Asphalt					
MAIL ADDRESS: 3050 NW 129 Street					
CITY STATE ZIP: Opa Locka FL 33054					
PHONE: 3056888686	**FAX: 3056888484**	**EMAIL: arrowasph@aol.com**			
CERT. COMPENTENCY: N/A		**STATE REGISTRATION: 981604X**			
LOT: 0	BLOCK: 0	PRESENT USE: COMMERCIAL	PROPOSED USE: COMMERCIAL		
FOLIO NUMBER: 514229040022		SUBDIVISION: 0			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: violation: repair damaged asphalt approx 350 sf. (reference nov#6565 item #2)					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

R203 Permit Messages For Permit (2211546-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
102494	ADA COMPLIANCE	4/7/2022	Pass
102495	Final Building Inspection	4/7/2022	Pass
Zoning Inspection			
102400	Final Zoning	4/5/2022	Pass
	April 4, 2022 Approved		
101912	Pavement	3/24/2022	Pass
	March 31, 2022 Approved. First three spaces are longer than indicated on plans, but acceptable.		
102399	Striping	4/5/2022	Pass
	April 5, 2022 Approved		

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: 2211640-0

Job Address: 2550 S PARK RD

Job Name: JUNHALLA LLC

Permit Status: Permit Complete

Permit Issued Date:4/18/2022 3:26:39 PM

Submitted Into Plan Review Date:4/11/2022 3:54:12 PM

Application Date: 4/11/2022 3:52:29 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 7 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	4/13/2022 3:35:32 PM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5307 FAX

BUILDING PERMIT APPLICATION

2211640
PERMIT NO.
E-95488
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: JUNHALLA LLC					
JOB ADDRESS: 2550 S PARK RD					
OWNER NAME: JUNHALLA LLC					
OWNER ADDRESS: 1812 SW 31 ST					
CITY: PEMBROKE PARK					
PHONE: 9549818073	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: ARCANE GROUP INC					
MAIL ADDRESS: 4846 N UNIVERSITY DR					
CITY STATE ZIP: LAUDERHILL FL 33351					
PHONE: 9543387898	**FAX:**	**EMAIL:** KIVELASTER@ARCANEGROUP.COM			
CERT. COMPENTENCY: ES12001758		**STATE REGISTRATION: N/A**			
LOT: 0	BLOCK: 0	PRESENT USE: COMMERCIAL	PROPOSED USE: COMMERCIAL		
FOLIO NUMBER: 514229040022		SUBDIVISION: 0			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 1500	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION 6565: INSTALLING CAMARAS					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

R203 Permit Messages For Permit (2211640-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			
103116	Low Voltage final	4/20/2022	Pass
103038	Low Voltage rough	4/19/2022	Pass

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. JUNHALLA LLC ALL-WAYS TOWING & STORAGE INC. Respondent(s)	)	Case 6565

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2550 S PARK ROAD, PEMBROKE PARK FL 33009

PROPERTY OWNER: JUNHALLA LLC, 7201 MCKINLEY ST HOLLYWOOD FL 33024

FOLIO NO.: 5142 29 04 0022

LEGAL DESCRIPTION: JUNHALLA 125-25 B PT PARCEL B DESC AS,COMM AT NW COR OF PARCEL B,ELY ALG N/L FOR 461.55 TO POB,CONT ELY 143,SELY 35.36,SLY 75,WLY 168,NLY 100 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(e)(k); 5-105; 15-17; and 28-215. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(e)(k); 5-105; 15-17; 28-215 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 150.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of March 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

HLC, Inc.
1812 SW 31st Avenue
Pembroke Park, FL 33009

Site Address:

2550 S PARK RD, PEMBROKE PARK,
FL 33009 #ALL Ways Towing

Date 3/17/2022 5:09:30 PM
Invoice # 24799
For Code Enforcement Case# 6565

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	4/16/2022		$150.00	0	$0.00
Admin Fixed	3/17/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
3/17/2022	Credit	$100.00
Total		$100.00

Balance **$0.00**

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEDINA LAND HOLDINGS 12 LLC	PO BOX 430871 SOUTH MIAMI, FL 33243	2570 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 6874

Notes 1. REPEAT VIOLATION: MTX Group One LLC (tenant) is storing construction materials outside. Outdoor storage is prohibited, all construction material must be removed immediately.
2. Silt mesh is not allowed. Please refer to 28-333 for fence standards. Remove silt from fence.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/24/2022		Notice of Violation	Certified Mail
3/24/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/22/2022	4/20/2022	Final Order	Certified Mail
4/27/2022		Affidavit of Compliance	Regular Mail
5/3/2022	5/18/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	4/27/2022
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	4/27/2022

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	4/27/2022	$14,500.00
Individual Violation		Individual Violation	4/27/2022	$500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$15,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$15,100.00**



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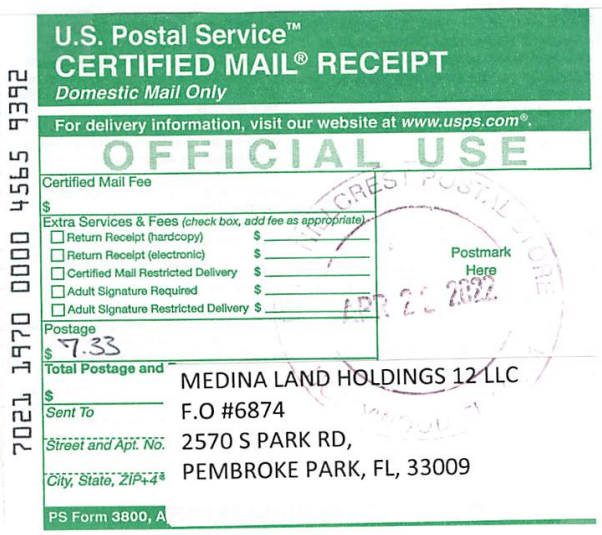
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
APR 21 2022
RAUL MEDINA JR
F.O #6874
7487 SW 50TH TERR,
MIAMI, FL, 33155
7021 1970 0000 4565 9385



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OFFICIAL USE
Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
APR 21 2022
MEDINA LAND HOLDINGS 12 LLC
F.O #6874
2570 S PARK RD,
PEMBROKE PARK, FL, 33009
7021 1970 0000 4565 9392



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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
MEDINA LAND HOLDINGS 12 LLC
F.O #6874
PO BOX 430871,
SOUTH MIAMI, FL, 33243
7021 1970 0000 4565 9378

7021 0350 0000 2802 0497

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To RAUL MEDINA JR

Street and Apt. No. N.O.H #6874
7487 SW 50TH TERR,

City, State, ZIP+4 MIAMI, FL, 33155

Postmark Here

PS Form 3800, A

7021 0350 0000 2802 0480

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$

Sent To MEDINA LAND HOLDINGS 12 LLC

Street and Apt. No N.O.H #6874
PO BOX 430871,

City, State, ZIP+4 SOUTH MIAMI, FL, 33243

Postmark Here

PS Form 3800, A

7021 0350 0000 2802 0473

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$

Sent To MEDINA LAND HOLDINGS 12 LLC

Street and Apt. No N.O.H #6874
2570 S PARK RD,

City, State, ZIP+4 PEMBROKE PARK, FL, 33009

Postmark Here

PS Form 3800, A

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MED A LAND HOLDINGS 12 LLC
N.O. #6874
257 PARK RD,
PEM OKE , 33009

9590 9402 6921 1104 8014 43

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 0473

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☑ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2570 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0121
Property Owner	MEDINA LAND HOLDINGS 12 LLC	Millage	0613
Mailing Address	PO BOX 430871 SOUTH MIAMI FL 33243	Use	48-01
Abbr Legal Description	29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$173,800	$564,840	$738,640	$738,640	
2021	$173,800	$564,840	$738,640	$738,640	$15,884.16
2020	$173,800	$565,540	$739,340	$739,340	$15,956.30

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$738,640	$738,640	$738,640	$738,640
Portability	0	0	0	0
Assessed/SOH	$738,640	$738,640	$738,640	$738,640
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$738,640	$738,640	$738,640	$738,640

Sales History

Date	Type	Price	Book/Page or CIN
10/12/2021	QC*-T	$100	117693152
9/1/1999	WD*	$435,000	29844 / 1861
8/13/1998	WD*	$285,000	28753 / 118
5/1/1968	WD	$45,700	1953 / 957
11/1/1964	WD	$16,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$304,920	0.57	AC
Adj. Bldg. S.F. (Card, Sketch)		6858
Eff./Act. Year Built: 1965/1964		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
MEDINA LAND HOLDINGS #12, LLC

Filing Information

Document Number	L21000260616
FEI/EIN Number	87-1103836
Date Filed	06/04/2021
Effective Date	06/04/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/12/2021
Event Effective Date	NONE

Principal Address

7487 SW 50TH TERR
MIAMI, FL 33155

Changed: 03/04/2022

Mailing Address

P.O. BOX 430871
SOUTH MIAMI, FL 33243

Registered Agent Name & Address

RAUL, MEDINA, JR.
7487 SW 50TH TERR
MIAMI, FL 33155

Address Changed: 03/04/2022

Authorized Person(s) Detail

Name & Address

Title MGM

MEDINA, RAUL, JR.
7487 SW 50TH TERR
MIAMI, FL 33155

Title MGR

MEDINA, RAUL, JR.
7487 SW 50TH TERR
MIAMI, FL 33155

Annual Reports

Report Year	Filed Date
2022	03/04/2022

Document Images

03/04/2022 -- ANNUAL REPORT	View image in PDF format
08/12/2021 -- LC Amendment	View image in PDF format
06/04/2021 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEDINA LAND HOLDINGS 12 LLC CASE NO. 6874

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2570 S PARK ROAD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2570 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MEDINA LAND HOLDINGS 12 LLC AT 11:04 A.M. ON THE 6 DAY OF MAY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

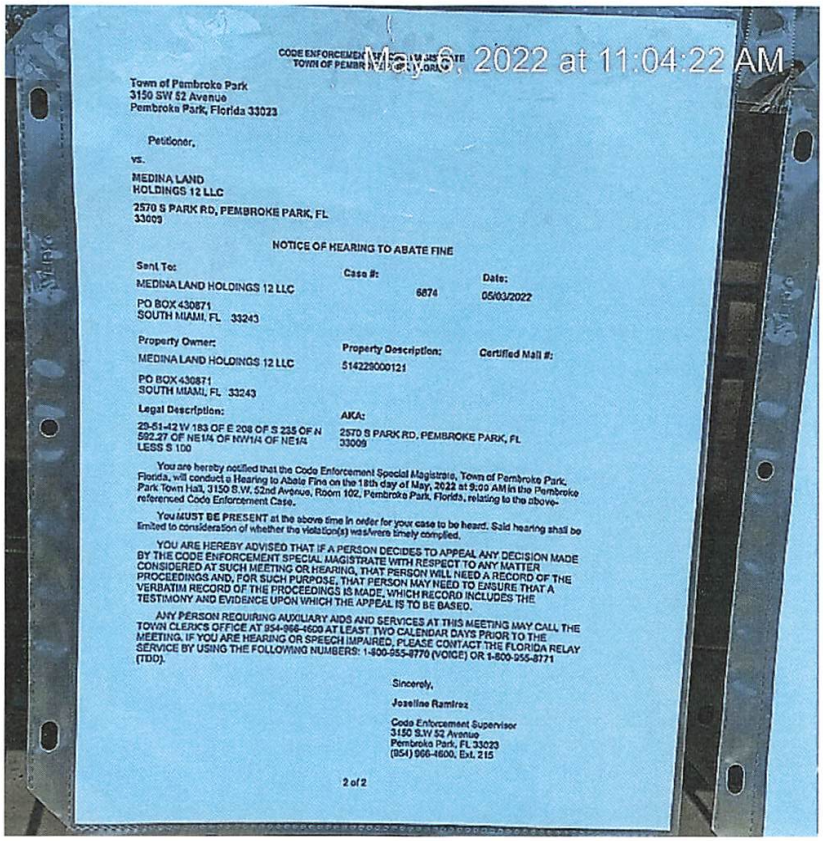
AFFIANT

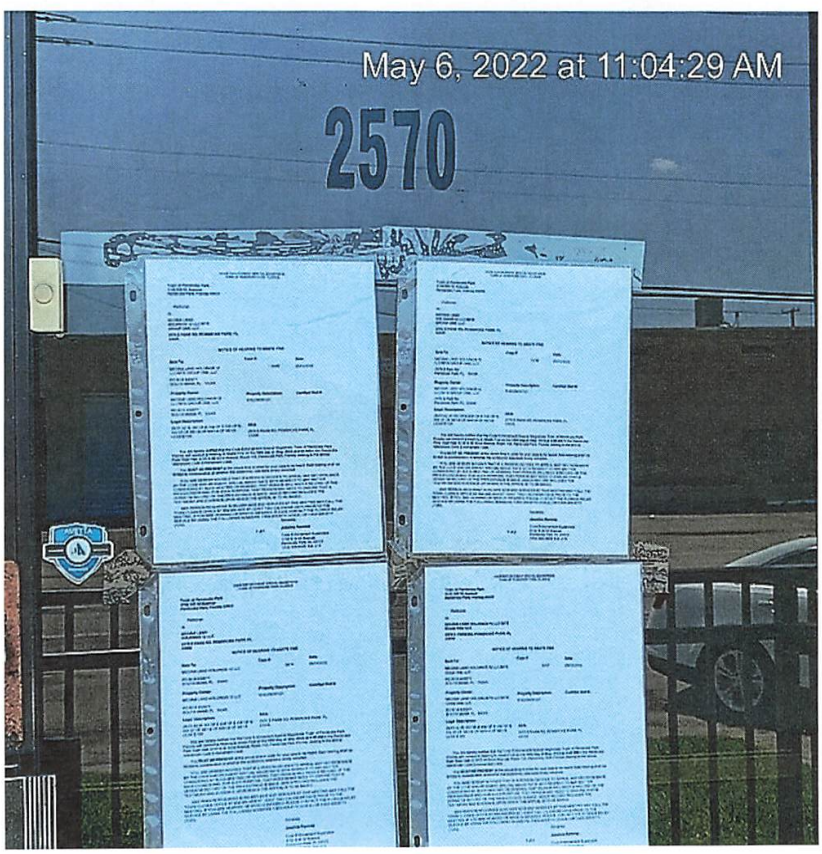
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


May 6, 2022 at 11:04:22 AM
CODE ENFORCEMENT
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
MEDINA LAND
HOLDINGS 12 LLC
2570 S PARK RD, PEMBROKE PARK, FL
33009
NOTICE OF HEARING TO ABATE FINE
Sent To:
MEDINA LAND HOLDINGS 12 LLC
PO BOX 430871
SOUTH MIAMI, FL 33243
Case #:
6874
Date:
05/03/2022
Property Owner:
MEDINA LAND HOLDINGS 12 LLC
PO BOX 430871
SOUTH MIAMI, FL 33243
Property Description:
514229000121
Certified Mail #:
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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 18th day of May, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
2 of 2


May 6, 2022 at 11:04:29 AM
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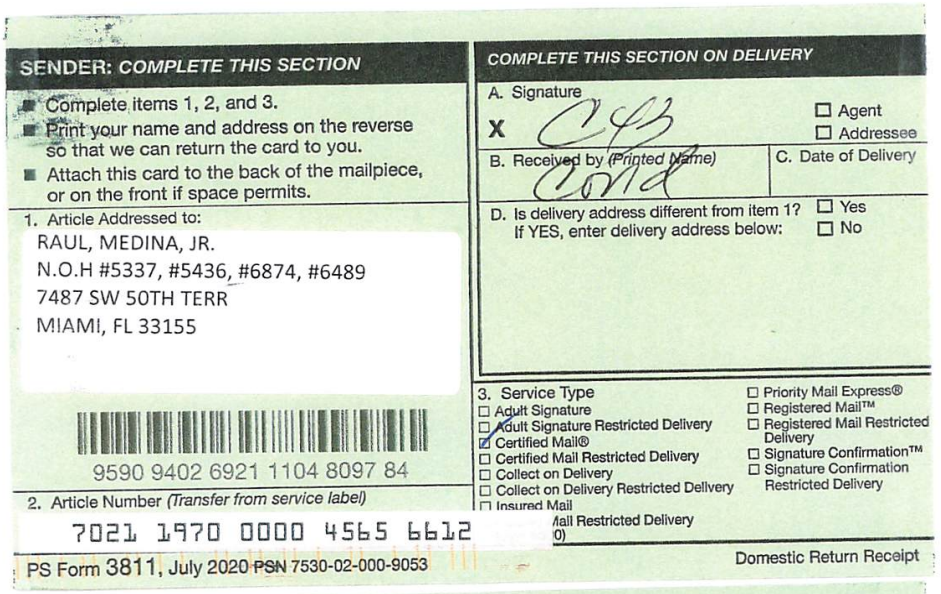


SENDER: COMPLETE THIS SECTION

- 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:

RAUL, MEDINA, JR.
N.O.H #5337, #5436, #6874, #6489
7487 SW 50TH TERR
MIAMI, FL 33155

9590 9402 6921 1104 8097 84

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 6612

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

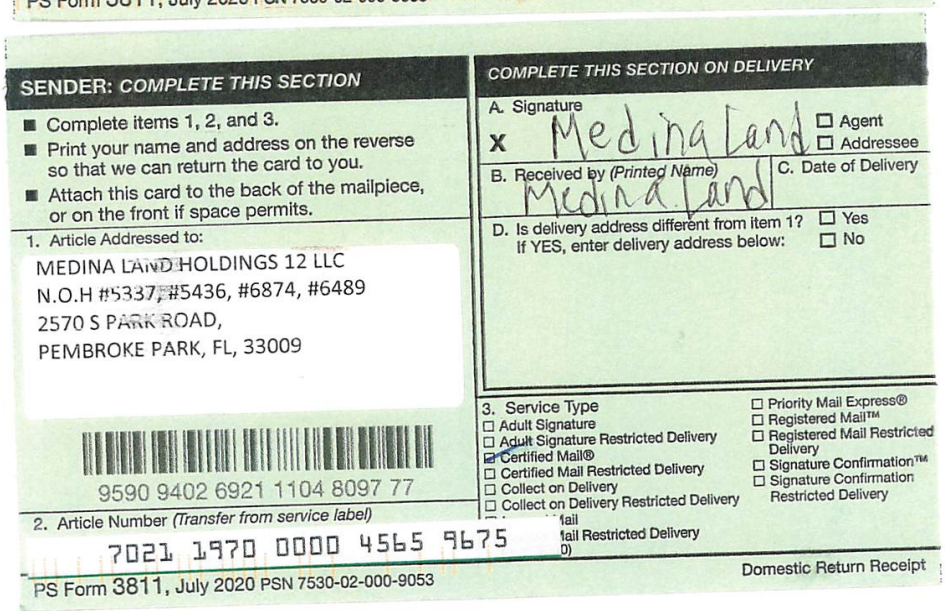
COMPLETE THIS SECTION ON DELIVERY

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
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MEDINA LAND HOLDINGS 12 LLC
N.O.H #5337, #5436, #6874, #6489
2570 S PARK ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8097 77

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 9675

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Medina Land ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Medina Land C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
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- ☐ Signature Confirmation Restricted Delivery



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To
MEDINA LAND HOLDINGS 12 LLC

Street and Apt. No.,
H.A.F #5337, #5436, #6874, #6489
PO BOX 430871,

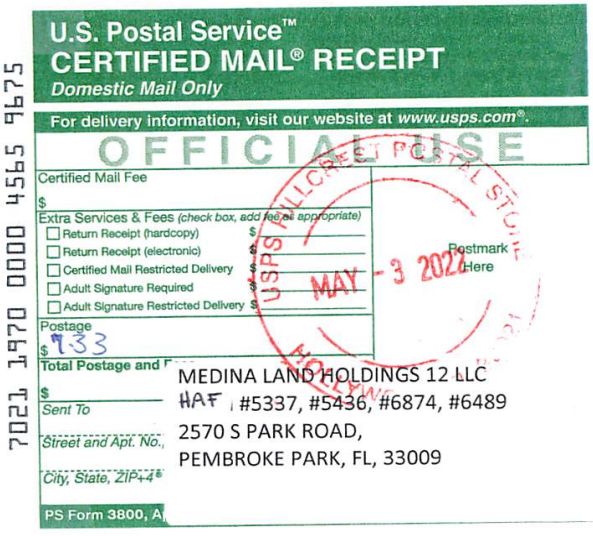
City, State, ZIP+4®
SOUTH MIAMI, FL, 33243

PS Form 3800, Ap

USPS HOLLYWOOD FL 33021 MAY - 3 2022

Postmark Here

7021 1970 0000 4565 9682



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.33

Total Postage and F
$

Sent To
MEDINA LAND HOLDINGS 12 LLC

Street and Apt. No.,
HAF #5337, #5436, #6874, #6489
2570 S PARK ROAD,

City, State, ZIP+4®
PEMBROKE PARK, FL, 33009

PS Form 3800, A

USPS HOLLYWOOD FL MAY - 3 2022

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Total Postage an
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RAUL, MEDINA, JR.

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H.A.F #5337, #5436, #6874, #6489
7487 SW 50TH TERR

City, State, ZIP+4
MIAMI, FL 33155

PS Form 3800,

USPS HOLLYWOOD FL MAY - 3 2022

Postmark Here

7021 1970 0000 4565 6612

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEDINA LAND
HOLDINGS 12 LLC

2570 S PARK RD, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
MEDINA LAND HOLDINGS 12 LLC PO BOX 430871 SOUTH MIAMI, FL 33243	6874	05/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
MEDINA LAND HOLDINGS 12 LLC 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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of May, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

DATE: 4-7-22

Town of Pembroke Pines
3150 SW 52nd Avenue
Pembroke Park, FL, 33023

Re: **MTX Group One Code Compliance Violations Forgiveness Request**
Case 5337 $8,947.00
Case 5436 $9,697.00
Case 6489 $10,247.00
Case 6874 $15,100.00

Dear Joseline Ramirez

Please accept this formal letter to request the forgiveness of the violations assessed to MTX Group One with the magistrate of Pembroke Park. In late 2020 MTX Group One entered into a lease agreement for the property located in 2570 S Park Rd. When moving in and preparing the space for our new use we received many violations from the town of Pembroke Park for the space not being up to current 2020 code. This was not brought up by the property owner during the time of signing the lease agreement, but as the tenant it fell on MTX Group One to deal with the situation. The property was built in the 1950's and MTX Group One had to go through an immense amount of work to bring the property up to current code and to satisfy all the requests from the Building Department. It was a big challenge to get current a property that was built over 70 years ago, even before a building code existed. It took about 20 drawings submissions, over $180,000.00 and over a year of time to bring the property up to code. During this time, it was extremely hard to operate the business and keep our doors open due to the COVID-19 situation in the world, while working on this code compliance items. MTX Group One has suffered a great deal of losses during these last 2 years that is almost putting us out of business, but nevertheless we worked diligently with the building department to bring the property up to code. It is for this reason that we would like to kindly ask the magistrate to please wave and forgive the outstanding violation fees that were assessed to MTX Group One and the Property 2570 S Park Rd. We believe that the main objective of bringing the property up to code and for MTX Group One to get a business License has been achieved, therefore we kindly ask to put this behind us and without any further losses.

Please feel free to contact me at 305-562-5399 with any questions.

Jorge Matamoros
Best Regards,
MTX Group One

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MEDINA LAND HOLDINGS 12 LLC Respondent(s)	)	Case No.: 6874

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2570 S PARK ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: MEDINA LAND HOLDINGS 12 LLC, PO BOX 430871, SOUTH MIAMI, FL, 33243

FOLIO NO.: 5142 29 00 0121

LEGAL DESCRIPTION: 29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-48 and 28-333. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S):

12-48 **WITHIN** 5 **DAYS OF THE DATE OF THE NOTICE OF VIOLATION** issued on March 24, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY VIOLATION(S) continue to exist beyond the date set for compliance herein.

28-333 **WITHIN** 5 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein.

IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. **RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.**

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Nazly Dayana A.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEDINA LAND HOLDINGS 12 LLC	PO BOX 430871 SOUTH MIAMI, FL 33243	2570 S PARK RD, PEMBROKE PARK, FL 33009

Previous Case 6489

Legal Description

Case Status Open **Case #** 6874 **Date Next Inspection** 4/20/2022

Notes 1. REPEAT VIOLATION: MTX Group One LLC (tenant) is storing construction materials outside. Outdoor storage is prohibited, all construction material must be removed immediately.
2. Silt mesh is not allowed. Please refer to 28-333 for fence standards. Remove silt from fence.

NO Re-inspections called in

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/24/2022		Notice of Violation	Certified Mail 3/25/22
3/24/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 4/5/22 Certified Mail 3/25/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 4/20/2022
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC	PO BOX 430871 SOUTH MIAMI, FL 33243	2570 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 6489

Notes
1. MTX Group One LLC (tenant) continues to operate without a Business Tax Receipt and inspections. Contact Michelle Grooms at the Business Tax Receipt Dept. for more information at 954-966-4600, ext. 214.
2. Prohibited outdoor storage. Property has various construction equipment and materials stored in the open. Remove all construction materials or miscellaneous items.
3. Multiple Business Trucks from MTX One Group are obstructing Town's Right Away. It is prohibited to obstruct Town's Right of Way.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/2/2021		Notice of Violation	Certified Mail
11/2/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/22/2021	11/17/2021	Final Order	Certified Mail Hand
1/27/2022		Affidavit of Compliance	Regular Mail
5/3/2022	5/18/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	1/27/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	1/27/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	1/27/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-180. - Sanctions for violation or noncompliance.	(a)Any person, firm or corporation who shall violate or fail to comply with any of the provisions of this article or any of the requirements thereof, shall be brought before the Special Master for a hearing. The Special Master may assess a fine and impose a lien to the maximum amount allowed by Town Ordinance and Florida Statute, or in the alternative, the violation may be brought before the Broward County Court. Each day such violation shall be permitted to exist shall constitute a separate offense. The owner/applicant of any building or premises, or part thereof, where anything in violation of these regulations shall be placed or shall exist, and any agent, person or corporation employed in connection therewith and who has assisted in the commission or any such violation may be guilty of a separate offense, and upon conviction, fined as provided by this article.(b)In addition to the imposition of a fine as set forth in the preceding subsection, the Special Master may either revoke or...	1/27/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	1/27/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-25. - Separate violation for each day of business without business tax receipt.	Each day that a person or business entity engages in, conducts or manages any business, occupation or profession without having first obtained a business tax receipt shall constitute a separate and distinct violation of this Article. (Ord. No. 58-2-1(#7), § 9, 2-4-58; Ord. No. 14-06-04, § 9, 6-11-14)	1/27/2022
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	1/27/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	1/27/2022	$10,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$10,350.00**

Payments

Date	Payment Type Name	Amount
11/23/2021	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**$10,247.00**


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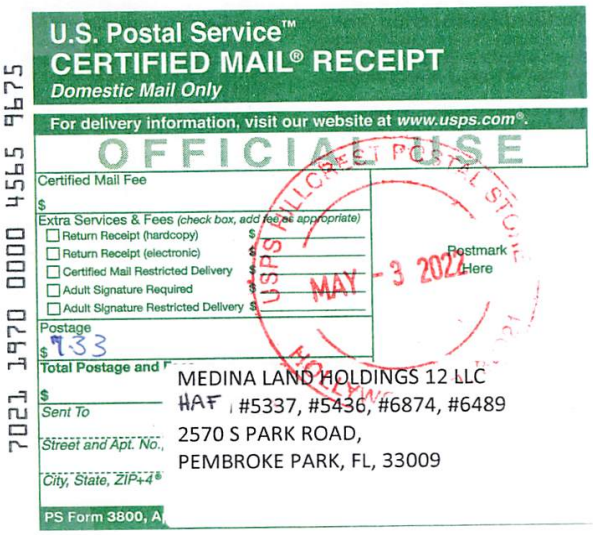
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7021 1970 0000 4565 6612

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
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MEDINA LAND HOLDINGS 12 LLC
N.O.H #5337, #5436, #6874, #6489
2570 S PARK ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8097 77

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 9675

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Medina Land ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Medina Land C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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, MEDINA, JR
#6489, #5337,#5436 SOCL/FO
7400 SW 50TH TERR, SUITE 205,
MIAMI, FL, 33155

9590 9402 6379 0303 8526 62

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 9989

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MEDINA LAND HOLDINGS 12 LLC/MTX
GROUP ONE, LLC
#6489, #5337,#5436 SOCL/FL
PO BOX 430871,
SOUTH MIAMI, FL, 33243

9590 9402 6379 0303 8527 09

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 9972

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Christopher 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
☐ 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:

MEDINA LAND HOLDINGS 12 LLC/MTX
GROUP ONE, LLC
N.O.H #6489
2570 S PARK RD,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8537 82

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 9149

COMPLETE THIS SECTION ON DELIVERY

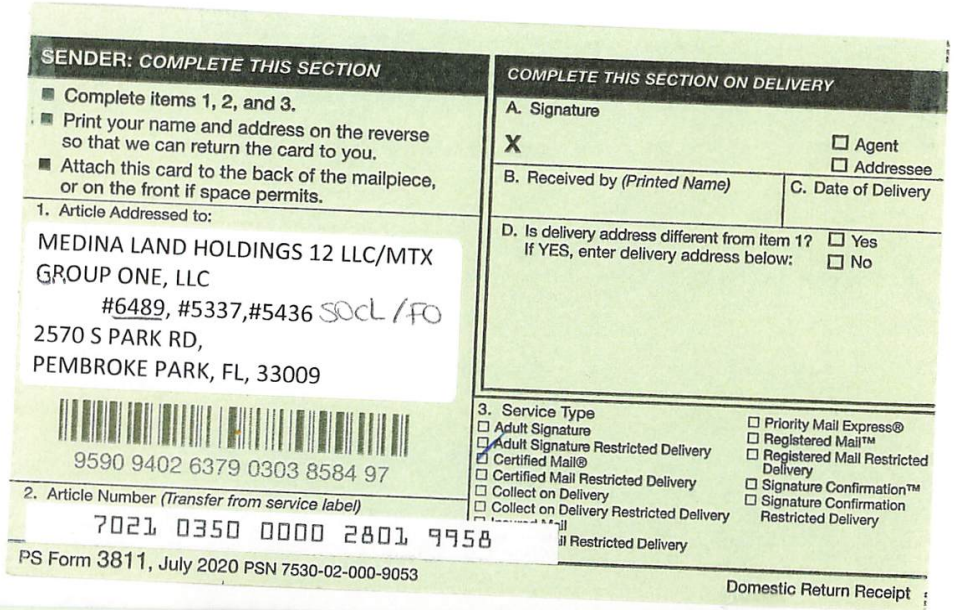
A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC
#6489, #5337,#5436 SOCL/FO
2570 S PARK RD,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8584 97

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 9958

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted 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:

RODRIGUEZ ALEJANDRO
#6489, #5337,#5436 SOCL/FO
2570 S PARK RD,
HALLANDALE BEACH, FL, 33009

9590 9402 6379 0303 8585 03

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 9965

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

7021 0350 0000 2801 9972

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 3.96

Total Postage and Fees
$

Sent To: MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC

Street and Apt. No.: #6489, #5337,#5436 SOCL/FO

City, State, ZIP+4®: PO BOX 430871, SOUTH MIAMI, FL, 33243

PS Form 3800, Ap

Postmark Here

NOV 15 2021

7021 0350 0000 2801 9958

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 3.96

Total Postage and
$

Sent To: MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC

Street and Apt. No.: #6489, #5337,#5436 SOCL/FO

City, State, ZIP+4®: 2570 S PARK RD, PEMBROKE PARK, FL, 33009

PS Form 3800, A

Postmark Here

NOV 2021

7021 0350 0000 2801 9965

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 3.96

Total Postage an
$

Sent To: RODRIGUEZ ALEJANDRO

Street and Apt. N: #6489, #5337,#5436 SOCL/FO

City, State, ZIP+4: 2570 S PARK RD, HALLANDALE BEACH, FL, 33009

PS Form 3800,

Postmark Here

NOV 2021

7021 0350 0000 2801 9989

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 3.96

Total Postage and
$

Sent To: RAUL, MEDINA, JR

Street and Apt. No.: #6489, #5337,#5436 SOCL/FO

City, State, ZIP+4®: 7400 SW 50TH TERR, SUITE 205, MIAMI, FL, 33155

PS Form 3800, A

Postmark Here

NOV 2021

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MEDINA LAND HOLDINGS 12 LLC
N.O.H. #6489
PO BOX 430871,
SOUTH MIAMI, FL, 33243

9590 9402 6379 0303 8530 27

2. Article Number (Transfer from service label)

7021 0350 0000 2801 9378

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
MEDINA LAND HOLDINGS #12, LLC

Filing Information

Document Number	L21000260616
FEI/EIN Number	87-1103836
Date Filed	06/04/2021
Effective Date	06/04/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/12/2021
Event Effective Date	NONE

Principal Address

7487 SW 50TH TERR
MIAMI, FL 33155

Changed: 03/04/2022

Mailing Address

P.O. BOX 430871
SOUTH MIAMI, FL 33243

Registered Agent Name & Address

RAUL, MEDINA, JR.
7487 SW 50TH TERR
MIAMI, FL 33155

Address Changed: 03/04/2022

Authorized Person(s) Detail

Name & Address

Title MGM

MEDINA, RAUL, JR.
7487 SW 50TH TERR
MIAMI, FL 33155

Title MGR

MEDINA, RAUL, JR.
7487 SW 50TH TERR
MIAMI, FL 33155

Annual Reports

Report Year	Filed Date
2022	03/04/2022

Document Images

03/04/2022 -- ANNUAL REPORT	View image in PDF format
08/12/2021 -- LC Amendment	View image in PDF format
06/04/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEDINA LAND HOLDINGS 12 LLC CASE NO. 6489
MTX GROUP ONE, LLC

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2570 S PARK ROAD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2570 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MEDINA LAND HOLDINGS 12 LLC/ MTX GROUP ONE, LLC AT 11:04 A.M. ON THE 6 DAY OF MAY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

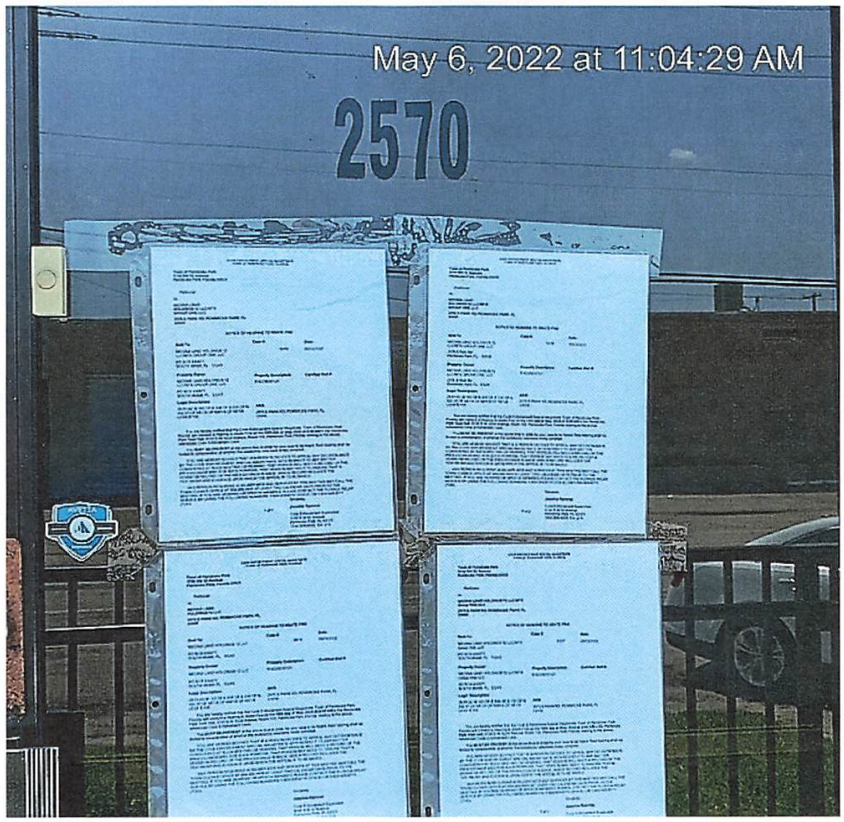
_____
AFFIANT

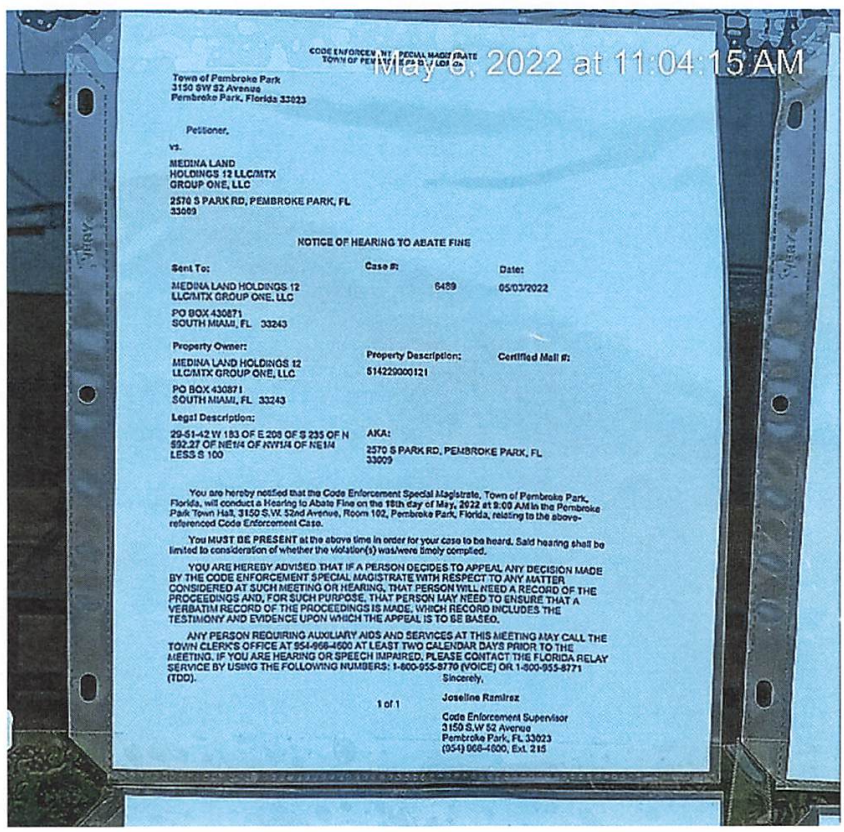
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


May 6, 2022 at 11:04:29 AM
2570


May 6, 2022 at 11:04:15 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
MEDINA LAND
HOLDINGS 12 LLC/MTX
GROUP ONE, LLC
2570 S PARK RD, PEMBROKE PARK, FL
33009
NOTICE OF HEARING TO ABATE FINE
Sent To:
Case #:
Date:
MEDINA LAND HOLDINGS 12
LLC/MTX GROUP ONE, LLC
6489
05/03/2022
PO BOX 430871
SOUTH MIAMI, FL 33243
Property Owner:
Property Description:
Certified Mail #:
MEDINA LAND HOLDINGS 12
LLC/MTX GROUP ONE, LLC
514229000121
PO BOX 430871
SOUTH MIAMI, FL 33243
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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 18th day of May, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEDINA LAND
HOLDINGS 12 LLC/MTX
GROUP ONE, LLC

2570 S PARK RD, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC PO BOX 430871 SOUTH MIAMI, FL 33243	6489	05/03/2022
Property Owner: MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC PO BOX 430871 SOUTH MIAMI, FL 33243	**Property Description:** 514229000121	**Certified Mail #:**
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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of May, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

DATE: 4-7-22

Town of Pembroke Pines
3150 SW 52nd Avenue
Pembroke Park, FL, 33023

Re: **MTX Group One Code Compliance Violations Forgiveness Request**
Case 5337 $8,947.00
Case 5436 $9,697.00
Case 6489 $10,247.00
Case 6874 $15,100.00

Dear Joseline Ramirez

Please accept this formal letter to request the forgiveness of the violations assessed to MTX Group One with the magistrate of Pembroke Park. In late 2020 MTX Group One entered into a lease agreement for the property located in 2570 S Park Rd. When moving in and preparing the space for our new use we received many violations from the town of Pembroke Park for the space not being up to current 2020 code. This was not brought up by the property owner during the time of signing the lease agreement, but as the tenant it fell on MTX Group One to deal with the situation. The property was built in the 1950's and MTX Group One had to go through an immense amount of work to bring the property up to current code and to satisfy all the requests from the Building Department. It was a big challenge to get current a property that was built over 70 years ago, even before a building code existed. It took about 20 drawings submissions, over $180,000.00 and over a year of time to bring the property up to code. During this time, it was extremely hard to operate the business and keep our doors open due to the COVID-19 situation in the world, while working on this code compliance items. MTX Group One has suffered a great deal of losses during these last 2 years that is almost putting us out of business, but nevertheless we worked diligently with the building department to bring the property up to code. It is for this reason that we would like to kindly ask the magistrate to please wave and forgive the outstanding violation fees that were assessed to MTX Group One and the Property 2570 S Park Rd. We believe that the main objective of bringing the property up to code and for MTX Group One to get a business License has been achieved, therefore we kindly ask to put this behind us and without any further losses.

Please feel free to contact me at 305-562-5399 with any questions.

Jorge Matamoros
Best Regards,
MTX Group One

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Jorge Matamoros
6538 Collins AVe#626
Miami Beach, FL 33141

Site Address:

2570 S PARK RD, PEMBROKE PARK,
FL 33009

Date 11/23/2021 8:59:39 AM
Invoice # 24204
For Code Enforcement Case# 6489

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
3.00	Technology Convenience Fee	$3.00
Total		**$103.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	12/17/2021		$250.00	0	$0.00
Admin Fixed	11/22/2021		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
11/23/2021	Credit	$103.00
	Total	$103.00

Balance **$0.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MEDINA LAND HOLDINGS 12 LLC MTX GROUP ONE, LLC Respondent(s)	)	Case No.: 6489

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2570 S PARK ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: MEDINA LAND HOLDINGS 12 LLC / MTX GROUP ONE, LLC, PO BOX 430871, SOUTH MIAMI, FL, 33243

FOLIO NO.: 5142 29 00 0121

LEGAL DESCRIPTION: 29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-48; 15-17; 15-177; 15-180; 15-22; 15-25; 22-85(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-48; 15-17; 15-177; 15-180; 15-22; 15-25; 22-85(a) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
MILLER,BARBARA	5439 SW 41 ST PEMBROKE PARK, FL 33023	5439 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5641 **Date Next Inspection** 5/18/2022

Notes
1. Verify a/c installed was permitted, no record on file (a/c serial: 4519x17466 11/2019)
2. Must obtain a permit with plans and inspections.
3. New sliding glass door installed at patio area. Obtain a permit with plans and inspections for door changeout.
4. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/22/2021		Notice of Violation	Regular Mail
10/22/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/17/2021	11/17/2021	Final Order	Certified Mail
5/5/2022	5/18/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2022
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: 5/18/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$5,400.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$5,500.00**

Payments

Case Overview

Date	Payment Type Name	Amount
12/17/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$5,400.00**



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and F
$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

Postmark Here

MAY - 3 2022

L 33021

MILLER, BARBARA
H.E.T #5641
5439 SW 41 ST,
PEMBROKE PARK, FL, 33023

7021 1970 0000 4565 6599


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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
$7.33
Sent To
Street and Apt. No.
City, State, ZIP+4
BARBARA MILLER
5439 SW 41 ST.
PEMBROKE PARK, FL 33023
NOH # 5641
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7019 1120 0000 9007 7408

NOV #5641

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/22/2021
US POSTAGE

Sent To:

MILLER,BARBARA

5439 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5641



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5439 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0120
Property Owner	MILLER, BARBARA	Millage	0613
Mailing Address	5439 SW 41 ST PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 15.96 TO POB, E 20.33,S 51.73,W 20.33, N 51.73 TO POB AKA: UNIT B-12 LA ESTANCIA		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$9,470	$156,370	$165,840	$62,990	
2021	$9,470	$156,370	$165,840	$62,990	
2020	$9,470	$126,280	$135,750	$62,130	$618.47

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$165,840	$165,840	$165,840	$165,840
Portability	0	0	0	0
Assessed/SOH 07	$62,990	$62,990	$62,990	$62,990
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$12,990	0	$12,990	$12,990
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$25,000	$37,990	$25,000	$25,000

Sales History

Date	Type	Price	Book/Page or CIN
8/29/2006	SWD	$260,000	42703 / 273
7/17/2006	SWD	$221,100	42464 / 1377
4/8/2004	WD*	$600,000	37326 / 934

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	1,052	SF
Adj. Bldg. S.F. (Card, Sketch)		1166
Units		1
Eff./Act. Year Built: 2007/2006		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MILLER, BARBARA CASE NO. 5641

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5439 SW 41 STREET, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5439 SW 41 STREET, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MILLER, BARBARA AT 9:44 A.M. ON THE 6 DAY OF MAY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MILLER,BARBARA

5439 SW 41 ST, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
MILLER,BARBARA 5439 SW 41 ST PEMBROKE PARK, FL 33023	5641	05/05/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
MILLER,BARBARA 5439 SW 41 ST PEMBROKE PARK, FL 33023	514230270120	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 15.96 TO POB, E 20.33,S 51.73,W 20.33, N 51.73 TO POB AKA: UNIT B-12 LA ESTANCIA	5439 SW 41 ST, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of May, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

05/06/2022 09:44

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE [illegible] WITH RESPECT TO ANY MATTER

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MILLER,BARBARA

5439 SW 41 ST, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
MILLER,BARBARA	5641	05/05/2022
5439 SW 41 ST PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
MILLER,BARBARA	514230270120	
5439 SW 41 ST PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 15.96 TO POB, E 20.33,S 51.73,W 20.33, N 51.73 TO POB AKA: UNIT B-12 LA ESTANCIA	5439 SW 41 ST, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of May, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Barbara Miller
5439 SW 41st Street
Pembroke Park, FL 33023
Barbara9056@gmail.com
(954)822-4184

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 S.W. 52ND Avenue
Pembroke Park, FL 33023

Case No.: 5641

Jan. 17, 2022

Hello Ms. Ramirez,

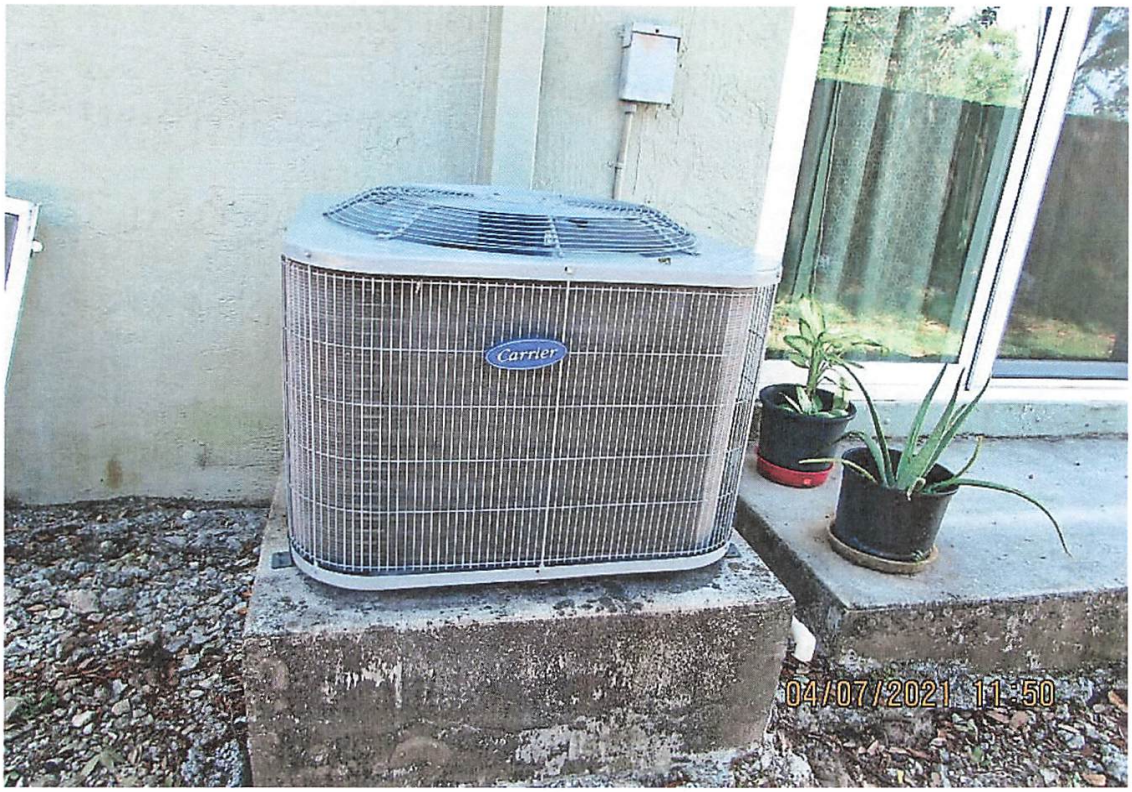
I am writing this letter to ask for an additional extension because I have yet to receive the approval letter for the permit from Laestancia HOA and the documents from the contractor.

Thank you,

Barbara Miller


5439
03/18/2021 12:40


03/18/2021 12:47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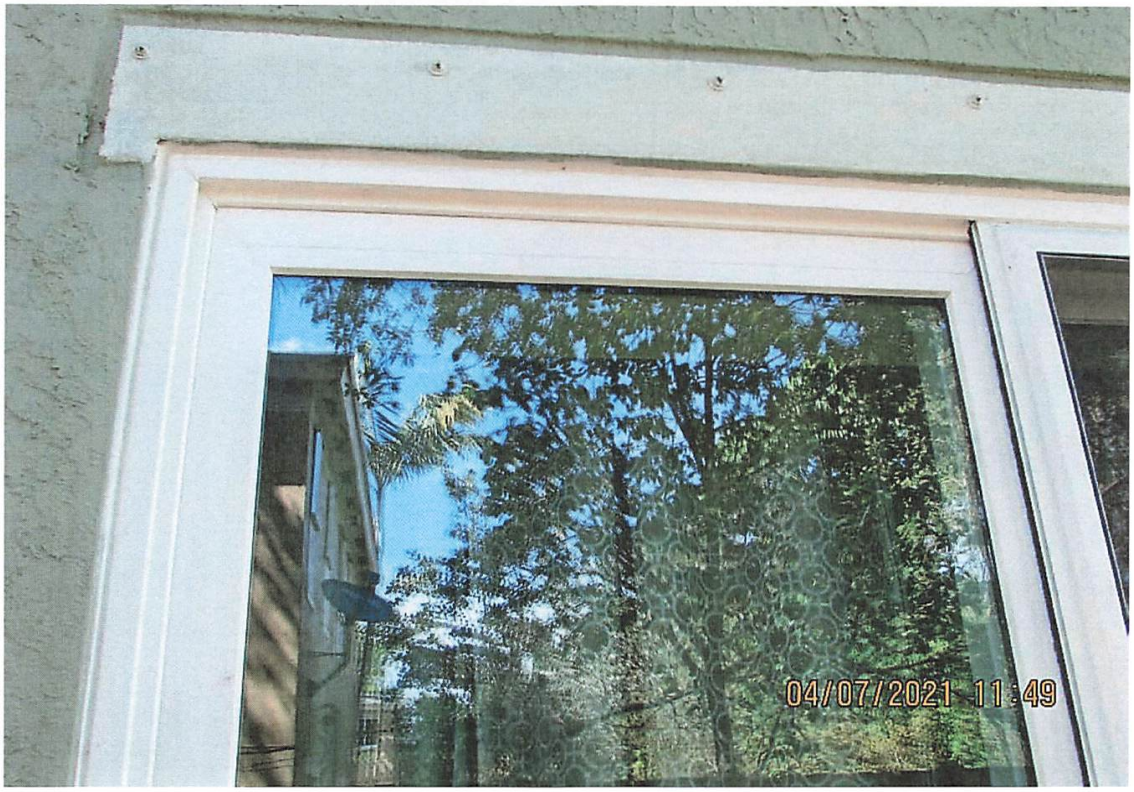
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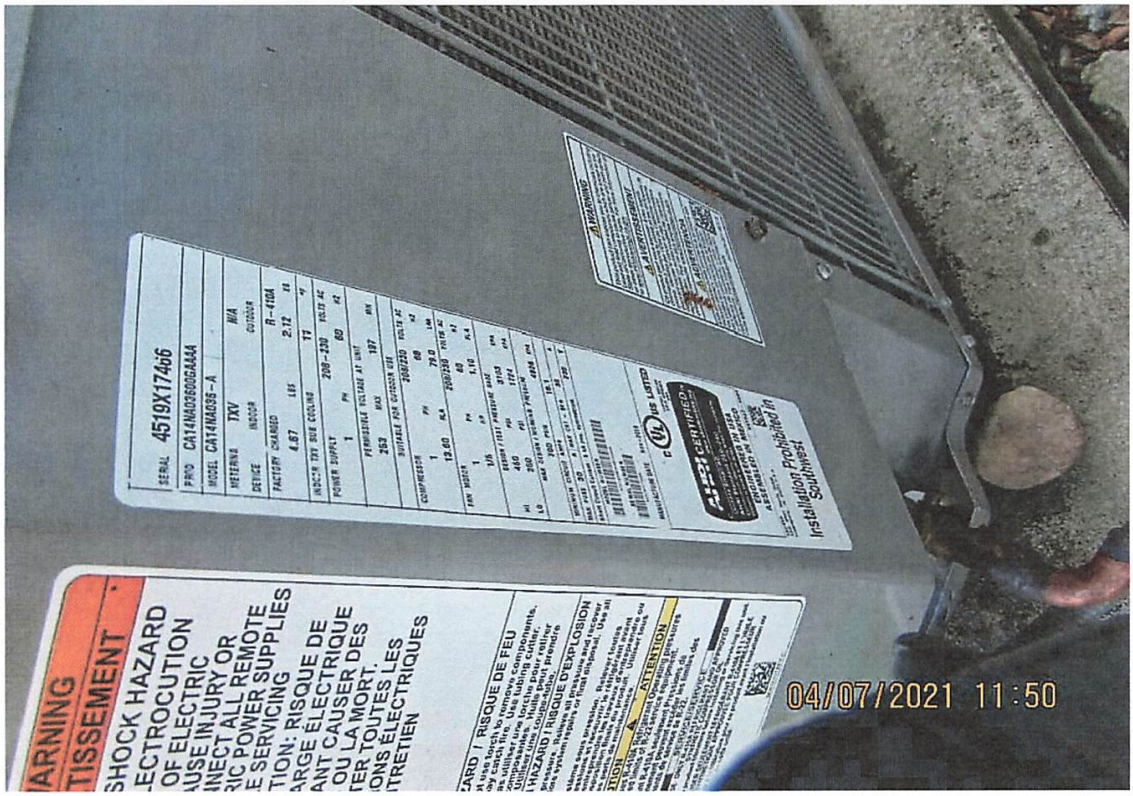
04/07/2021 11:48


04/07/2021 11:48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PROD CA14NA03600GAAAA
MODEL CA14NA036-A
METERING TXV
DEVICE INDOOR
FACTORY CHARGED R-410A
POWER SUPPLY 208-230
COMPRESSOR
FAN MOTOR
Installation Prohibited in Southwest
04/07/2021 11:50

Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC/Anoints Body of Christ	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

Legal Description

Case Status Open **Case #** 5549 **Date Next Inspection** 5/18/2022

Notes
1. Operating without a Business Tax Receipt License. All operations must cease until a Business Tax Receipt license is obtained.
2. Tenant Buildout (built a pantry room) done without permits. Obtain plans, permit and inspections.
3. Double permit fee.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/25/2021		Notice of Violation	Hand
1/5/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/16/2022	2/16/2022	Final Order	Certified Mail
5/5/2022	5/18/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 5/18/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$2,400.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$2,500.00**

Payments

Date	Payment Type Name	Amount
2/16/2022	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**$2,397.00**


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7021 1970 0000 4565 9781
USPS HILLCREST POSTAL STORE
MAY - 5 2022
HOLLYWOOD FL 33021
Postmark Here
V & A MIAMI LLC
H.E.T #5549
14000 KENNETH LOOP,
PARKER, CO, 80134


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Adult Signature Required
Adult Signature Restricted Delivery
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Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
7021 1970 0000 4565 9767
USPS HILLCREST POSTAL STORE
MAY - 5 2022
Postmark Here
V & A MIAMI LLC / ANOINTS BODY OF CHIRST
H.E.T #5549
4400 W HALLANDALE BEACH BLVD,
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Adult Signature Required
Adult Signature Restricted Delivery
Postage
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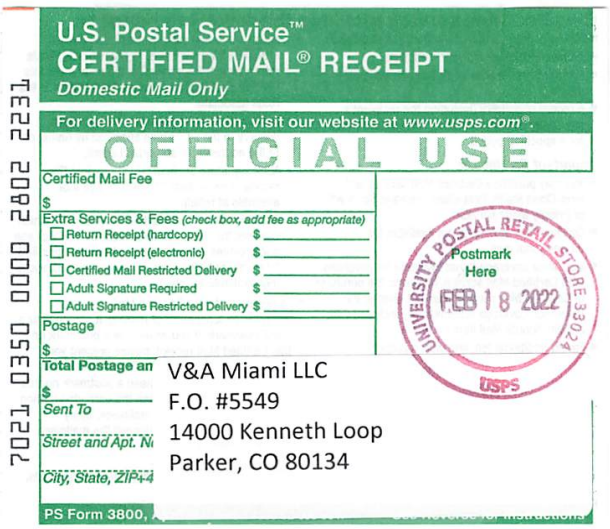
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
7021 1970 0000 4565 9774
USPS HILLCREST POSTAL STORE
MAY - 5 2022
Postmark Here
GREENLIGHT FINANCIAL LLC
H.E.T #5549
7480 BIRD RS, SUITE 810,
MIAMI, FL, 33155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Certified Mail Restricted Delivery
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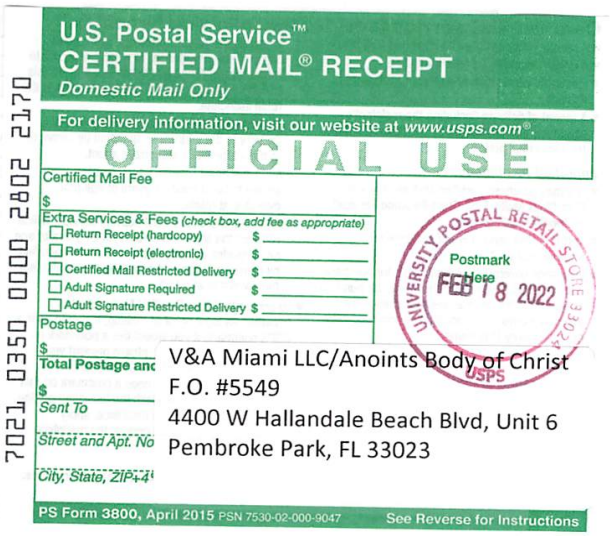
Adult Signature Restricted Delivery
Postage
Total Postage an
Sent To
Street and Apt. N
City, State, ZIP+4
Postmark Here
FEB 18 2022
UNIVERSITY POSTAL RETAIL STORE 33024
USPS
V&A Miami LLC
F.O. #5549
14000 Kenneth Loop
Parker, CO 80134
PS Form 3800,
7021 0350 0000 2802 2231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Total Postage and
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Street and Apt. No
City, State, ZIP+4
Postmark Here
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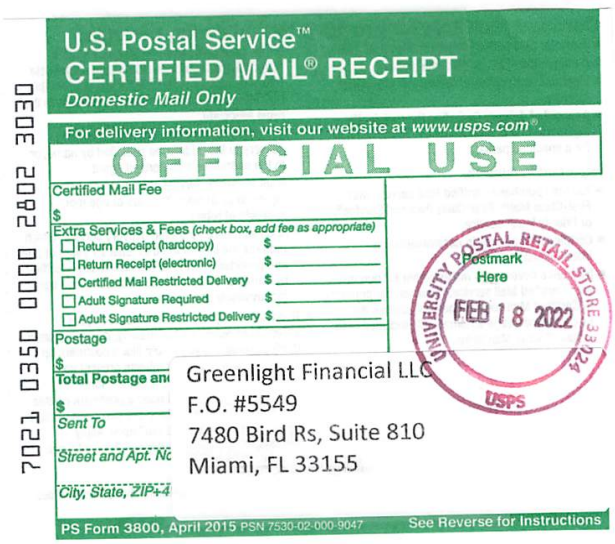
V&A Miami LLC/Anoints Body of Christ
F.O. #5549
4400 W Hallandale Beach Blvd, Unit 6
Pembroke Park, FL 33023
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0000 2802 2170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USPS
Greenlight Financial LLC
F.O. #5549
7480 Bird Rs, Suite 810
Miami, FL 33155
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0000 2802 3030

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

V & A MIAMI LLC
ANOINTS BODY OF CHRIST CASE NO. 5549

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4400 W HALLANDALE BEACH BLVD, #6, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 4400 W HALLANDALE BEACH BLVD, #6, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: V & A MIAMI LLC AT 10:09 A.M. ON THE 6 DAY OF MAY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

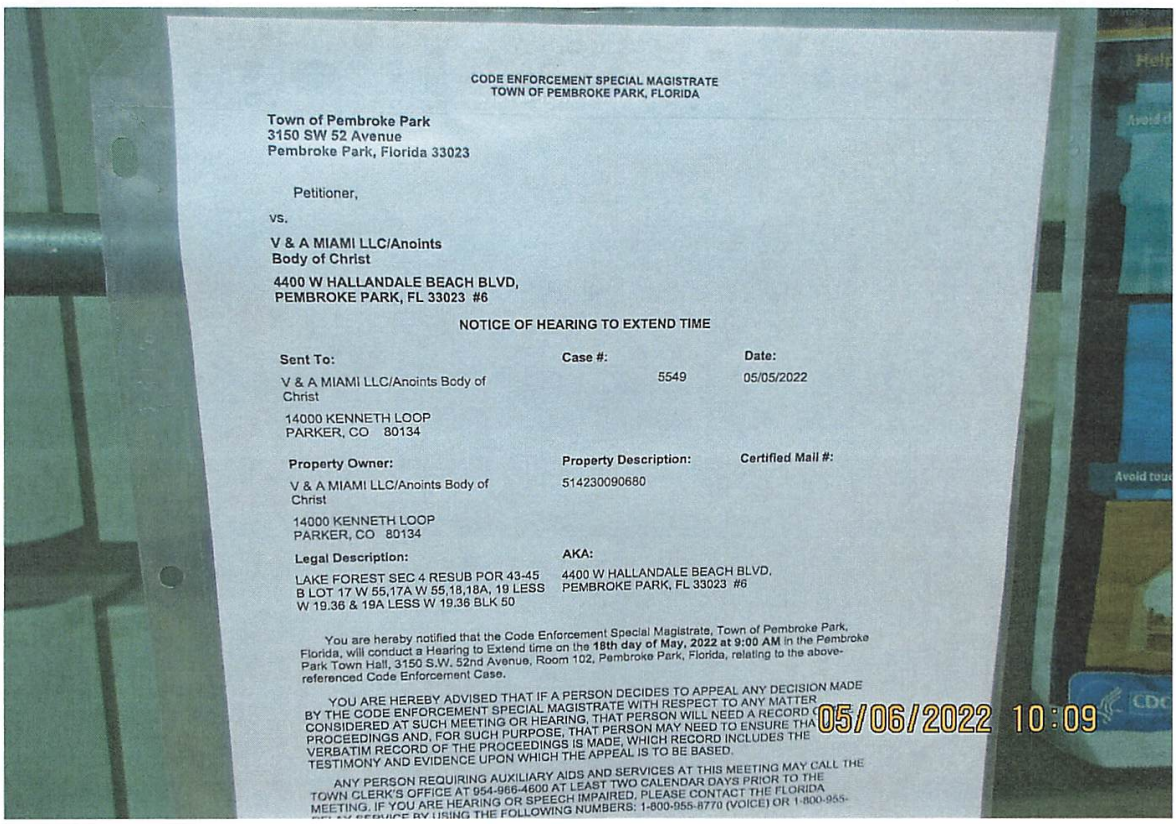
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

V & A MIAMI LLC/Anoints Body of Christ

4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
V & A MIAMI LLC/Anoints Body of Christ 14000 KENNETH LOOP PARKER, CO 80134	5549	05/05/2022

Property Owner:	Property Description:	Certified Mail #:
V & A MIAMI LLC/Anoints Body of Christ 14000 KENNETH LOOP PARKER, CO 80134	514230090680	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of May, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF 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-

05/06/2022 10:09



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

V & A MIAMI LLC/Anoints Body of Christ

4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
V & A MIAMI LLC/Anoints Body of Christ 14000 KENNETH LOOP PARKER, CO 80134	5549	05/05/2022

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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.: 5549
Petitioner,)
)
vs.)
)
)
V & A MIAMI LLC
ANOINTS BODY OF CHRIST
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4400 W HALLANDALE BEACH BLVD, #6, PEMBROKE PARK, FL 33023 #6

PROPERTY OWNER: V & A MIAMI LLC, 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

FOLIO NO.: 5142 30 09 0680

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 15-17; 15-22. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE

SECTION(S) 5-105; 5-2(a)(b); 15-17; 15-22 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023