AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, June 15, 2022
Council Chambers
3150 SW 52 AVE
PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER
2. ROLL CALL
3. SPECIAL MAGISTRATE OPENING STATEMENT
4. ADOPTION OF MINUTES

   4.1. CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING FOR SEPTEMBER 15, 2021 — 9 - 22

   CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES - Sep 15 2021

5. ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICAIONS)
6. PUBLIC HEARING

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

   7.1. **CASE 746** - BKI-95 LLC - 2000 SW 30 AVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-2(b) - NON RESIDENTIAL COMMERICAL OWNER'S BUILDING RESPONSIBILTIES - **FIRST OFFENSE** — 23 - 34

   Case Overview 746

   7.2. **CASE 6999** - EXCELENT - 4250 W HALLANDALE BEACH BLVD, LOT #6, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** — 35 - 49

   Case Overview 6999

   7.3. **CASE 7110** - V & A MIAMI LLC - 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #5 - FORMAL HEARING - SECTION(s) 5-105 - REPAIR AND INSTALLATIONS; 15-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE OF USE; 15-22 - APPLICATION; 15-28 - DISPLAY - **SECOND OFFENSE** — 50 - 63

   Case Overview 7110

8. HEARING TO CONFIRM FINE - CODE OFFICER JOSELINE RAMIREZ

8.1. **CASE 5141** - MCGILL,STEPHON E - 3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESIDENTIAL COMMERICAL BUILDINGS, OWNER'S BUILDING RESPONSIBILTIES - **FIRST OFFENSE** 64 - 93

Case Overview 5141

8.2. **CASE 5470** - BKI-95 LLC - 2000 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(c)(f)(k) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIR AND INSTALLATIONS; 5-207 - GRAFFITI ENFORCEMENT - **FIRST OFFENSE** 94 - 134

Case Overview 5470

8.3. **CASE 5652** - DISCOUNT AUTO PARTS INC C/O ADVANCE STORES CO INC #9479 - 3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(i)(k)(m)(h) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-207 - GRAFFITI ENFORCEMENT; 5-17 - PERMIT APPLICATION; 5-2(b) - NON-RESIDENTIAL COMMERICAL BUILDINGS, OWNER'S BUILDING RESPONSIBILTIES; 21-19 - PROHIBITED SIGNS; 21-21(7) - TEMPORARY SIGNS; 28-304 - SURFACE OF PARKING AREA - **FIRST OFFENSE** 135 - 215

Case Overview 5652

8.4. **CASE 5771** - E&M PROPERTIES 2665 LLC/SUNSHINE PROVISIONS - 2649 S PARK RD, HALLANDALE BEACH, FL 33009 - HEARING TO CONFIRM FINE - 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON RESIDENTIAL COMMERICAL OWNER'S BUILDING RESPONSIBILTIES; 12-76(a)(d)(e) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION - **SECOND OFFENSE** 216 - 275

Case Overview 5771

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

9.1. **CASE 4985** - GARDEN PROPERTY 786 INC - 2950 SW 32 AVE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(i)(k)(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-2(a) - NON-RESIDENTIAL COMMERICAL BUILDINGS, OWNER'S BUILDING RESPONSIBILTIES; 13-2 - STORAGE OF ABANDON PROPERTY IN THE OPEN PROHIBITED; 15-17 - BUSINESS TAX RECEIPT REQUIRED - **SECOND OFFENSE** 276 - 388

Case Overview 4985

9.2. **CASE 5500** - JUNHALLA LLC/TS CABINETS & STONES INC. - 3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 (3149 JOHN P. CURCI DRIVE,BAY 4) - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION - **FIRST OFFENSE** 389 - 417

Case Overview 5500

9.3. **CASE 5709** - ARDEVCO LLC - 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(c)(i)(j)(k)(l) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-87 - PERMIT REQUIRED - **THIRD OFFENSE** 418 - 503

Case Overview 5709

9.4. **CASE 6186** - VIP RE 2503 LLC - 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-207 - GRAFFITI ENFORECEMENT - **FIRST OFFENSE** 504 - 587

Case Overview 6186

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

10.1. **CASE 5366** - PEMBROKE PARK WAREHOUSES HOLDING/MAD MONKEYS EVENTS INC. - 3152 W PEMBROKE RD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESIDENTIAL COMMERICAL BUILDINGS, OWNER'S BUILDING RESPONSIBILTIES - **FIRST OFFENSE** 588 - 631

Case Overview 5366

10.2. **CASE 5376** - PEMBROKE PARK WAREHOUSES HOLDING/ZEPPLIN PRODUCTS INC. - 3150 PEMBROKE RD (3172, 3174, 3176, 3178 PEMBROKE RD), PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESIDENTIAL COMMERICAL BUILDINGS, OWNER'S BUILDING RESPONSIBILTIES - **FIRST OFFENSE** 632 - 686

Case Overview 5376

10.3. **CASE 5379** - PEMBROKE PARK WAREHOUSES HOLDING/L-M SOUTH SERVICES, INC. - 3188 PEMBROKE RD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESIDENTIAL COMMERICAL BUILDINGS, OWNER'S BUILDING RESPONSIBILTIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED - **FIRST OFFENSE** 687 - 722

Case Overview 5379

10.4. **CASE 5387** - PEMBROKE PARK WAREHOUSES HOLDING/AIR CONCEPTS A/C SERVICES INC. - 3150 PEMBROKE RD (3170 PEMBROKE RD), PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESIDENTIAL COMMERICAL BUILDINGS, OWNER'S BUILDING RESPONSIBILTIES - **FIRST OFFENSE** 723 - 760

Case Overview 5387

10.5. **CASE 6233** - 3535 SW 52ND AVE LLC C/O MANAGEMENT LLC - 3535 SW 52 AVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(b)(c)(k)(g) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 761 - 811

Case Overview 6233

11. FORMAL HEARING - CODE OFFICER ERIK RICHWAGEN

11.1. **CASE 6823** - HOLIDAY HALLANDALE MHC LLC/SOPHIA VICKERS - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #230 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

11.2. **CASE 6824** - HOLIDAY HALLANDALE MHC LLC/JOSE CRUZ HERNANDEZ - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #234 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

11.3. **CASE 6887** - ANG REALITY INC - 2633 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

11.4. **CASE 6890** - O'REILLY AUTOMOTIVE STORES INC - 4700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(h)(i)(k)(l) - EXTERIOR MAINTENANCE - **FIRST OFFENSE**

11.5. **CASE 6891** - O'REILLY AUTOMOTIVE STORES INC - 4700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(h)(i)(k)(l) - EXTERIOR MAINTENANCE - **FIRST OFFENSE**

11.6. **CASE 6948** - BACKBONE HALLANDALE INVESTMENTS CORP - 2801 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(k)(m) - EXTERIOR MAINTENANCE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 812 - 830

Case Overview- 6948

11.7. **CASE 6950** - ANG REALITY INC - 2633 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(c)(k) - EXTERIOR MAINTENANCE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** — 831 - 849

Case Overview- 6950

11.8. **CASE 6961** - 3192-4 W HALLANDALE LLC %MGMT OFFICE - 3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** — 850 - 872

Case Overview-6961

12. HEARING TO CONFIRM FINE - CODE OFFICER ERIK RICHWAGEN

12.1. **CASE 4770** - LAKESHORE MOBILE HOME PARK LLC/ANA SANCHEZ - 103 DAVID DRIVE PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME OR RECREATIONAL VEHICLE - **FIRST OFFENSE** — 873 - 920

Case Overview-4770

12.2. **CASE 4772** - LAKESHORE MOBILE HOME PARK LLC/WANDA CRUZ - 105 DAVID DRIVE PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**

12.3. **CASE 4796** - LAKESHORE MOBILE HOME PARK LLC/CRISTAL VILLA - 104 DAVID DRIVE PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME OR RECREATIONAL VEHICLE - **FIRST OFFENSE** — 921 - 966

Case Overview-4796

12.4. **CASE 4886** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 27-73 - PERMIT REQUIRED FOR CUTTING DOWN, DESTROYING, REMOVING TREES; EXCEPTIONS - **FIRST OFFENSE** — 967 - 1001

Case Overview-4886

12.5. **CASE 4791** - LAKESHORE MOBILE HOME PARK LLC/JOHN CRAWFORD - 2701 S PARK RD, PEMBROKE PARK, FL 33009 #23 Traci Terr W - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** — 1002 - 1046

Case Overview-4791

12.6. **CASE 5924** - HOLIDAY HALLANDALE MHC LLC/ASHAINA LESSNER - 3140 W HALLANDALE BEACH BLVD LOT 804 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** — 1047 - 1097

Case Overview 5924

12.7. **CASE 5737** - INFINITY AZURE LLC - 3252 SW 52 AVE, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(b)(h)(i)(j)(k)(m) - EXTERIOR MAINTENANCE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-43 - NOTICE TO REMOVE ACCUMULATIONS TO BE SENT TO PROPERTY OWNER; 12-48 - PROHIBITED OUTDOOR STORAGE; 12-61 - EXCESSIVE, UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 13-2 - STORAGE OF ABANONED PROPERTY IN THE OPEN PROHIBITED; 26-116 - LITTER; LITTERING MATERIAL. 27-32.1 - ENFORCEMENT. - **SECOND OFFENSE** 1098 - 1146

Case Overview 5737

13. TOWN'S MOTION TO AUTHORIZE FORCLOSURE

13.1.

NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
1	5840	PARADIGMA CORP	5100 SW 41 ST #219, PEMBROKE PARK, FL 33009	NO
2	5706	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
3	5701	2400 SW 30 LLC	2400 SW 30 AVE BAY B, PEMBROKE PARK, FL 33009	NO
4	5702	2400 SW 30 LLC	2400 SW 30 AVE BAY A, PEMBROKE PARK, FL 33009	NO
5	5195	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
6	5006	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR 26608	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
7	4863	CAP5000 LLC	2601 S PARK ROAD	NO
8	4902	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC.	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
9	5297	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
10	5523	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
11	4400	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO

12	4869	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
13	4306	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
14	4566	3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	3535 SW 52 AVENUE	NO
15	4920	LEONEL A. RODRIGUEZ	3900 SW 52ND AVE, PEMBROKE PARK, FL 33023	
16	4911	FINE LINE INTERIORS INC	2530 SW 30TH AVE, PEMBROKE PARK, FL 33009	
17	4876	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL 33009	NO
18	4601	E&M PROPERTIES 2665 LLC	2649 S PARK RD, PEMBROKE PARK, FL 33009	NO

14. ADJOURNMENT

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

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

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

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, September 15, 2021
Council Chambers
3150 SW 52 AVE
PEMBROKE PARK, FL 33023

Page

1. **CALL TO ORDER – 9:10 A.M.**

2. **ROLL CALL**
SPECIAL MAGISTRATE: HARRY HIPLER
BUILDING OFFICIAL: MIGUEL NUNEZ
CHIEF CODE ENFORCEMENT OFFICER: JOSELINE
RAMIREZ CODE ENFORCEMENT OFFICER: TERESSA
MALCOLM CLERK: NAZLY CARDONA & MARYCARI PAZ

3. SPECIAL MAGISTRATE OPENING STATEMENT

4. **ADOPTION OF MINUTES**

   4.1. Special Magistrate Meeting Minutes for June 16, 2021

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

6. **PUBLIC HEARING**

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

7.

FORMAL HEARING - BUILDING OFFICIAL MIGUEL NUÑEZ

7.1. **CASE 4958A** - CONDADO REAL CONDOMINIUM ASSOCIATION, INC. - FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 110.15 - 40 YEAR BUILDING SAFETY INSPECTION - **FIRST OFFENSE**

Case Overview 4958A

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5100 SW 41 Street Pembroke Park, FL	15 days to comply $250 Per Diem Fine $100 Admin Fee	09/30/2022

7.2. **CASE 6043** - SHORELINE FOUNDATION - FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 110.15 - 40 YEAR BUILDING SAFETY INSPECTION - **FIRST OFFENSE**

Case Overview 6043

Respondent or Representative	Address	Final Order	Date to Comply by
Richard Geraci	2781 SW 56 AVE Pembroke Park, Fl	15 days to comply $250 Per Diem Fine $100 Admin Fee	09/30/2022

7.3. **CASE 6044** - ZEGCO INC - FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 110.15 - 40 YEAR BUILDING SAFETY INSPECTION - **FIRST OFFENSE** # - #

Case Overview 6044

Respondent or Representative	Address	Final Order	Date to Comply by
- Don Joseph - Frank Dargarage	1904 SW 31 AVE Pembroke Park, FL	15 days to comply $250 Per Diem Fine $100 Admin Fee	09/30/2022

7.4. **CASE 6045** - TOPPER PROPERTIES LLC - FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 110.15 - 40 YEAR BUILDING SAFETY INSPECTION - **FIRST OFFENSE** # - #

Case Overview 6045

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2601 John P Lyons Ln, Pembroke Park, Fl	15 days to comply $250 Per Diem Fine $100 Admin Fee	09/30/2022

7.5. **CASE 6051** - INFINITY AZURE LLC - FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 110.15 - 40 YEAR BUILDING SAFETY INSPECTION - **FIRST OFFENSE** # - #

Case Overview 6051

Respondent or Representative	Address	Final Order	Date to Comply by
Moshe Bemaras	3252 SW 52 Ave, Pembroke Park, Fl	15 days to comply $250 Per Diem Fine $100 Admin Fee	09/30/2022

7.6. **CASE 6058** - BODY ORBIT USA LLC - FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 110.15 - 40 YEAR BUILDING SAFETY INSPECTION - **FIRST OFFENSE** # - #

Case Overview 6058

Respondent or Representative	Address	Final Order	Date to Comply by
Russell Fogle	1971 S Park RD Pembroke Park, Fl	15 days to comply $250 Per Diem Fine $100 Admin Fee	09/30/2022

7.7. **CASE 6077** - COCA COLA BEVERAGES LLC -FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 110.15 - 40 YEAR BUILDING SAFETY INSPECTION - **FIRST OFFENSE** # - #

Case Overview 6077

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3350 Pembroke Road, Pembroke Park, Fl	Continued to next hearing	

8.

HEARING TO EXTEND TIME - BUILDING OFFICIAL MIGUEL NUÑEZ

8.1. **CASE 4343** - FEEDING SOUTH FLORIDA - HEARING TO EXTEND TIME - FLORIDA BUILDING CODE SECTION(s) 109.4 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 4343

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Adam Brown	2501 SW 32 Ter, Pembroke Park, Fl	90 days to comply $200 Per Diem Fine $100 Admin Fee	12/14/2021

9.

FORMAL HEARING - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

9.1. **CASE 5123** - SCOTT HEATON/ ALEX MULLER - FORMAL HEARING - SECTION(s) 5-103(a)(c)(f)(h) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5123

Respondent or Representative	Address	Final Order	Date to Comply by
Scott Heaton	3487 SW 52 Ave, Pembroke Park, Fl	45 days to comply $50 Per Diem Fine $100 Admin Fee	10/30/2021

9.2. **CASE 5127** - MAFELI INVESTMENTS LLC - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5127

Respondent or Representative	Address	Final Order	Date to Comply by
Lisandra Fernandez	3818 SW 52 Ave, Pembroke Park, Fl	45 days to comply $100 Per Diem Fine $100 Admin Fee	10/30/2021

9.3. **CASE 5140** - BRANDON C BROWN - FORMAL HEARING - SECTION(s) 5-103(a)(o) - EXTERIOR MAINTENANCE; 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5140

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3911 SW 52 Ave, Pembroke Park, Fl	90 days to comply $50 Per Diem Fine $100 Admin Fee	12/14/2021

9.4. **CASE 5141** - STEPHON E MCGILL - FORMAL HEARING - SECTION(s) 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5141

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3911 SW 52 Ave, Pembroke Park, Fl	30 days to comply $50 Per Diem Fine $100 Admin Fee	10/15/2021

9.5. **CASE 5142** - CATHERINE S & DANIEL FANFAN - FORMAL HEARING - SECTION(s) 5-103(a)(c)(o) - EXTERIOR MAINTENANCE; 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5142

Respondent or Representative	Address	Final Order	Date to Comply by
Catherine Fanfan	3911 SW 52 Ave, Pembroke Park, Fl	60 days to comply $50 Per Diem Fine $100 Admin Fee	11/14/2021

9.6. **CASE 5143** - RON B SMITH - FORMAL HEARING - SECTION(s) 5-103(c) - EXTERIOR MAINTENANCE; 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5143

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3911 SW 52 Ave, Pembroke Park, Fl	45 days to comply $50 Per Diem Fine $100 Admin Fee	10/30/2021

9.7. **CASE 5148** - VINCENT A WICKER BELL/ MARIE NADEGE - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5148

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3900 SW 52 Ave, Pembroke Park, Fl	60 days to comply $50 Per Diem Fine $100 Admin Fee	11/14/2021

9.8. **CASE 5163** - DOMINGA I RIVAS - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5163

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3421 SW 52 Ave, Pembroke Park, Fl	45 days to comply $50 Per Diem Fine $100 Admin Fee	10/30/2021

9.9. **CASE 5164** - HENRY & HUNTE SARRETTE/ NORMAIRE SARRETTE - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5164

Respondent or Representative	Address	Final Order	Date to Comply by
Normarie Hunte Sarrette	3437 SW 52 Ave, Pembroke Park, Fl	60 days to comply $50 Per Diem Fine $100 Admin Fee	11/14/2021

9.10. **CASE 5165** - JULITTE VALCIN - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5165

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3439 SW 52 Ave, Pembroke Park, Fl	45 days to comply $50 Per Diem Fine $100 Admin Fee	10/30/2021

9.11. **CASE 5166** - MAIKEL AVILA SANCHEZ - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5166

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3423 SW 52 Ave, Pembroke Park, Fl	45 days to comply $50 Per Diem Fine $100 Admin Fee	10/30/2021

9.12. **CASE 5167** - MICHAEL CHAMBERS/ JANNA PLUMMER - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5167

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3433 SW 52 Ave, Pembroke Park, Fl	45 days to comply $50 Per Diem Fine $100 Admin Fee	10/30/2021

9.13. **CASE 5168** - DELORES BULLOCK - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5168

Respondent or Representative	Address	Final Order	Date to Comply by
Delores Bullock	3425 SW 52 Ave, Pembroke Park, Fl	90 days to comply $50 Per Diem Fine $100 Admin Fee	12/14/2021

9.14. **CASE 5169** - KETTY PIERRE - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5169

Respondent or Representative	Address	Final Order	Date to Comply by
Ketty Pierre	3427 SW 52 Ave, Pembroke Park, Fl	90 days to comply $50 Per Diem Fine $100 Admin Fee	12/14/2021

9.15. **CASE 5384** - ROBERT & DEBORAH FEENY - FORMAL HEARING - SECTION(s) 5-103(b)(c)(i)(j)(l)(o)(h) - EXTERIOR MAINTENANCE; 12-48 - PROHIBITED OUTDOOR STORAGE; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCES - **FIRST OFFENSE** # - #

Case Overview 5384

Respondent or Representative	Address	Final Order	Date to Comply by
- Robert Feeny - Deborah Feeny	5501 SW 34 ST, Pembroke Park, Fl	30 days to comply $50 Per Diem Fine $100 Admin Fee	10/15/2021

9.16. **CASE 5704** - YOYO INVESTMENTS LLC - FORMAL HEARING - SECTION(s) 5-103(a)(b) - EXTERIOR MAINTENANCE; 5-105; 5-17; 5-2(a)(b) - NO BUILDING PERMIT; 5-104 - BLIGHT; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** # - #

Case Overview 5704

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2520 SW 30 Ave, Pembroke Park, Fl	45 days to comply $100 Per Diem Fine $100 Admin Fee	10/30/2021

9.17. **CASE 6186** - JEANETTE VERSTER - FORMAL HEARING - SECTION(s) 5-103(a) EXTERIOR MAINTENANCE; 5-207 - GRAFFITI - **FIRST OFFENSE** # - #

Case Overview 6186

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2503 John P Lyons Ln, Pembroke Park, Fl	45 days to comply $100 Per Diem Fine $100 Admin Fee	10/30/2021

9.18. **CASE 6189** - YESYM 5401 LLC - FORMAL HEARING - SECTION(s) 5-103(a)(h)(i) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT; 5-104 - BLIGHT; 12-48 - PROHIBITED OUTDOOR STORAGE; 27-33 - LANDSCAPE MAINTENANCE - **SECOND OFFENSE** # - #

Case Overview 6189

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5401 SW 25 CT, Pembroke Park, Fl	10 days to comply $250 Per Diem Fine $100 Admin Fee	11/25/2021

10.

HEARING TO CONFIRM FINE - CHIEF CODE ENFROCEMENT OFFICER JOSELINE RAMIREZ

10.1. **CASE 1238** - MARCEL HAMEL/ JULIE LECOURS - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 1238

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	124 Lake Shore Dr, Pembroke Park, Fl	Confirmed fine of $33,100.00	

10.2. **CASE 4420** - PEMBROKE CROWN LLC/AC CUSTOMS - HEARING TO CONFIRM FINE - SECTION(s) 11-42(b)(1) - PROHIBITED WASTE CONTAINER; 15-17 - NO BUISNESS TAX RECEIPT - **FIRST OFFENSE** # - #

Case Overview 4420

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	2565 S Park Ln, Pembroke Park, Fl	Confirmed fine of $33,000.00	

10.3. **CASE 4469** - PEMBROKE PARK WAREHOUSES HOLDING/ WATERMAN PLUMBING - HEARING TO CONFIRM FINE - SECTION(s) 15-17; 15-24 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** # - #

Case Overview 4469

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	3120 SW 19 ST, Pembroke Park, FL	Confirmed fine of $32,100.00	

10.4. **CASE 4471** - PEMBROKE PARK WAREHOUSES HOLDING/ ROODY JEAN GILLES CABINETRY - HEARING TO CONFIRM FINE - SECTION(s) 15-17; 15-24 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** # - #

Case Overview 4471

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	3120 SW 19 ST, Pembroke Park, FL	Confirmed fine of $33,100.00	

10.5. **CASE 4504** - PEMBROKE PARK WAREHOUSES HOLDING/ EXECUTIVE DIESEL MARINE - HEARING TO CONFIRM FINE - SECTION(s) 15-17; 15-24 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** # - #

Case Overview 4504

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	3120 SW 19 ST, Pembroke Park, FL	Confirmed fine of $33,100.00	

11.

TOWN'S MOTION TO VACATE FINAL ORDER - CODE ENFORCEMENT OFFICER TERESSA MALCOLM

11.1. **CASE 5636** - IRENE KWITNEY/MILA SCHWARTZREICH - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5636

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5441 SW 41 ST, Pembroke Park, FL	Vacated 07/20/2021	

12.

HEARING TO EXTEND TIME - CODE ENFORCEMENT OFFICER TERESSA MALCOLM

12.1. **CASE 5619** - MS INVEST US LLC - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5619

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Evens Thebeaud	5100 SW 41 ST, Pembroke Park, Fl	45 days to comply $50 Per Diem Fine $100 Admin Fee	10/30/2021

13.

FORMAL HEARING - CODE ENFORCEMENT OFFICER TERESSA MALCOLM

13.1. **CASE 5735** - DANNY LAROUSHE - FORMAL HEARING - SECTION(s) 5-105; 5-17- NO BUILDING PERMIT ; 5-103(i)(j)(h) - EXTERIOR MAINTENANCE ; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** # - #

Case Overview 5735

Respondent or Representative	Address	Final Order	Date to Comply by
Danny Laroushe	2301 SW 31 CT, Pembroke Park, Fl	90 days to comply $50 Per Diem Fine $100 Admin Fee	12/14/2021

13.2. **CASE 5752**- BENOIT MASSICOTTE & LINDA FRIGON - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case overview 5752

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2791 SW 48 Ter, Pembroke Park, Fl	Continued to the next hearing	

13.3. **CASE 5801**- ARELIS CASTILLO DE MARTINEZ / BAM MHC LLC - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5801

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2430 Charles Rd, Pembroke Park, Fl	60 days to comply $50 Per Diem Fine $100 Admin Fee	11/14/2021

13.4. **CASE 5808** - SERGE & CLAUDINE LESSARD - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5808

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	102 S KEY Dr, Pembroke Park, Fl	60 days to comply $50 Per Diem Fine $100 Admin Fee	11/14/2021

13.5. **CASE 5812** - BARRY CUNNINGHAM / LUCKY EXPLORER LLC - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME - **FIRST OFFENSE** # - #

Case Overview 5812

Respondent or Representative	Address	Order	Date to Comply by
Absent	3250 S 31 Way, Pembroke Park, Fl	Continued to the next hearing	

14.

HEARING TO CONFIRM FINE - CODE ENFORCEMENT OFFICER TERESSA MALCOLM

14.1. **CASE 4632** - MICHELLE PARKER - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 4632

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Michelle Parker	3804 SW 52 Ave, Pembroke Park, Fl	Confirmed fine of $1,600.00	

14.2. **CASE 4876 -** DISCOUNT AUTO PART INC C/O ADVANCE STORES CO INC #9479 / ELEGANT BEAUTY SUPPLY - HEARING TO CONFIRM FINE - SECTION(s) 5-103(e) -EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT **- FIRST OFFENSE** # - #

Case Overview 4876

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	3000 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmed fine of $3,150.00	

14.3. **CASE 5185** - 3180 PEMBROKE LLC - HEARING TO CONFIRM FINE - SECTION(s) 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** # - #

Case Overview 5185

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	3180 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmed fine of $100.00	

14.4. **CASE 5186** - PEMBROKE PARK LAKES INC - HEARING TO CONFIRM FINE - SECTION(s) 5-103(c) - EXTERIOR MAINTENANCE ; 21-23(a) - ADVERTISING - **FIRST OFFENSE** # - #

Case Overview 5186

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	3196 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmed fine of $2,450.00	

14.5. **CASE 5195** - ARDEVCO LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(i) - EXTERIOR MAINTENANCE; 5-2 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5195

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	3181 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmed fine of $3,150.00	

14.6. **CASE 5553** - LEYCELY GAYLE/HOLIDAY MHP - HEARING TO CONFIRM FINE - SECTION(s) 5-105; 5-17; 5-2(a)(b) - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** # - #

Case Overview 5553

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Leycely Gayle	3140 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmed fine of $100.00	

14.7. **CASE 5700** - BKI-95 LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(e)(m)(n) - EXTERIOR MAINTENANCE; 5-105;5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5700

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Richard Geraci	2000 SW 30 Ave, Pembroke Park, Fl	Confirmed fine of $3,150	

14.8. **CASE 5701** - 2400 SW 30 LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-105;5-17 - NO BUILDING PERMIT;13-2 - ABANDON VEHICLES - **THIRD OFFENSE** # - #

Case Overview 5701

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	2400 SW 30 Ave Bay B, Pembroke Park, Fl	Confirmed fine of $15,350.00	

14.9. **CASE 5702** - 2400 SW 30 LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-105;5-17 - NO BUILDING PERMIT;12-48 - PROHIBITED OUTDOOR STORAGE - **THIRD OFFENSE** # - #

Case Overview 5702

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	2400 SW 30 Ave Bay B, Pembroke Park, Fl	Confirmed fine of $15,350.00	

14.10. **CASE 5706** - ARDEVCO LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-105;5-17 - NO BUILDING PERMIT; 12-76(b) - HEALTH AND SANITATION - **SECOND OFFENSE** # - #

Case Overview 5706

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	3181 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmed fine of $3,150.00	

15.

ADJOURNMENT – 12:40 P.M.

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

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

DECORUM - ALL COMMENTS MUST BE ADDRESSED TO SPECIAL MAGISTRATE AS A BODY AND NOT TO INDIVIDUALS. ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS, OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE SPECIAL MAGISTRATE SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE SPECIAL MAGISTRATE BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE SPECIAL MAGISTRATE IS GRANTED. 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
BKI-95 LLC	4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	2000 SW 30 Ave PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 16060005 **Date Next Inspection** 6/15/2022

Notes FENCE BEING INSTALLED IN ALLYWAY BETWEEN BUILDINGS. NEED STRUCTUAL PERMIT FOR FENCE
DOUBLE FEE OF PERMIT
$100.00 CODE FINE

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/8/2016		Notice of Violation	Regular Mail
5/26/2022	6/15/2022	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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/15/2022



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Total Postage and
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Street and Apt. No.
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PS Form 3800, A
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7021 1970 0000 4565 5912
BKI-95 LLC / KOSMAS A KALAS
N.O.H #746
H.C.F #5470
4770 BISCAYNE BLVD STE 680,
MIAMI, FL, 33137



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Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, A
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2022
7021 1970 0000 4565 5905
BKI-95 LLC
N.O.H #746 H.C.F #5470
2000 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2000 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0024
Property Owner	BKI-95 LLC	Millage	0613
Mailing Address	4770 BISCAYNE BLVD STE 680 MIAMI FL 33137	Use	48-01
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W		

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

* 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*	$340,280	$3,644,240	$3,984,520	$3,330,140	
2021	$340,280	$3,037,380	$3,377,660	$3,027,400	$67,366.45
2020	$340,280	$2,411,910	$2,752,190	$2,752,190	$59,397.23

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,984,520	$3,984,520	$3,984,520	$3,984,520
Portability	0	0	0	0
Assessed/SOH	$3,330,140	$3,984,520	$3,330,140	$3,330,140
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,330,140	$3,984,520	$3,330,140	$3,330,140

Sales History

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

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
BKI-95 LLC

Filing Information

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

Principal Address

2000SW 30 Ave
Pembroke Park, FL 33069

Changed: 02/01/2013

Mailing Address

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Registered Agent Name & Address

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

Name Changed: 01/31/2018

Address Changed: 01/31/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

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

Title MGRM

BILLANTE, THOMAS
16051 Collins Ave.
Apt 503
Sunny Isles, FL 33160

Annual Reports

Report Year	Filed Date
2020	01/28/2020
2021	01/14/2021
2022	03/01/2022

Document Images

03/01/2022 -- ANNUAL REPORT	View image in PDF format
01/14/2021 -- ANNUAL REPORT	View image in PDF format
01/28/2020 -- ANNUAL REPORT	View image in PDF format
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02/25/2014 -- ANNUAL REPORT	View image in PDF format
02/01/2013 -- ANNUAL REPORT	View image in PDF format
05/22/2012 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
BKI-95 LLC		CASE NO. 746

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2000 SW 30 AVENUE, PEMBROKE PARK, FL. 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2000 SW 30 AVENUE, PEMBROKE PARK, FL. 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BKI-95 LLC AT 10:49 A.M. ON THE 3 DAY OF JUNE 2022.

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

TYPE OF SERVICE

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

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

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

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

J. [signature]
AFFIANT

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

[signature]
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:

05/26/2022

Case #:

746

Sent To:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Certified Mail #:

Property Owner:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Property Description:

514221280024

Legal Description:

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

AKA:

2000 SW 30 Ave PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/8/2016 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

06/03/2022 10:49

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/26/2022

Sent To:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Case #:

746

Property Owner:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Certified Mail #:

Property Description:

514221280024

Legal Description:

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

AKA:

2000 SW 30 Ave PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/8/2016 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (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. INSTALLATION OF FENCE WITHOUT PERMIT	30

FENCE BEING INSTALLED IN ALLYWAY BETWEEN BUILDINGS. NEED STRUCTUAL PERMIT FOR FENCE
DOUBLE FEE OF PERMIT
$100.00 CODE FINE

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of June, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

5/26/2022


06 06 2016 13:22


CONTAINS RECYCLABLE MATERIAL
06 06 2016 13:09


05/03/2022 16:26


2000
05/03/2022 16:28

Case Overview

Property/Incident Information

Owner	Address	Site Address
EXCELENTE LLC	2125 BISCAYNE BLVD, STE 301 MIAMI, FL 33137	4250 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

Legal Description

Case Status Open **Case #** 6999 **Date Next Inspection** 6/15/2022

Notes 1. Tenant build out done without a permit. Obtain plans, permit and inspection.
Double permit fee assessed.
Obtain permits at the Building Dept. at 954-966-4600, ext 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/28/2022		Notice of Violation	Posted to Property
5/26/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/15/2022


7021 1970 0000 4565 5899
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (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
USPS HILLCREST POSTAL STORE
MAY 2 1 2022
Postmark Here
EXCELENTE LLC
N.O.H #6999
4250 W HALLANDALE BEACH BLVD #6,
PEMBROKE PARK FL 33023


7021 1970 0000 4565 5882
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (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
USPS HILLCREST POSTAL STORE
MAY 17 2022
Postmark Here
HOLLYWOOD FL 33021
EXCELENTE LLC
GLOBAL GROUP CONSULTANTS
N.O.H #6999
2125 BISCAYNE BLVD STE 301,
MIAMI, FL, 33137



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4250 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	EXCELENTE LLC
Mailing Address	2125 BISCAYNE BLVD STE 301 MIAMI FL 33137

ID #	5142 30 09 0590
Millage	0613
Use	10

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 9 W 10,9A W 10,10,10A,11, 11A,12,12A,13 E 55,13A E 55 BLK 50, LESS N 10 OF W 10 OF SAID LOT 9, LESS N 10 OF SAID LOTS 10, 11,12 & N 10 OF E 55 OF SAID LOT 13

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$667,000		$667,000	$532,660	
2021	$550,280		$550,280	$484,240	$10,840.15
2020	$533,600		$533,600	$440,220	$10,108.20

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$667,000	$667,000	$667,000	$667,000
Portability	0	0	0	0
Assessed/SOH	$532,660	$667,000	$532,660	$532,660
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$532,660	$667,000	$532,660	$532,660

Sales History

Date	Type	Price	Book/Page or CIN
11/23/2015	WD*-E	$700,000	113421067
3/8/2006	WD*	$560,000	41879 / 131
11/8/1996	WD*	$100	25705 / 202
7/27/1992	WD*	$100	19784 / 850

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$20.00	33,350	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
EXCELENTE, LLC

Filing Information

Document Number	L15000188534
FEI/EIN Number	30-0935344
Date Filed	11/06/2015
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/24/2016

Principal Address

2125 Biscayne Blvd
suite 301
MIAMI, FL 33137

Changed: 02/24/2021

Mailing Address

2125 Biscayne Blvd suite 301
SUITE 301
Miami, FL 33137

Changed: 02/24/2021

Registered Agent Name & Address

Global Group Consultants
2125 Biscayne Blvd
suite 301
Miami, FL 33137

Name Changed: 02/21/2020

Address Changed: 02/24/2021

Authorized Person(s) Detail

Name & Address

Title MGR

BLOUSSON, CONSTANZA
2125 Biscayne Blvd
suite 301
Miami, FL 33137

Annual Reports

Report Year	Filed Date
2020	02/21/2020
2021	02/24/2021
2022	04/18/2022

Document Images

04/18/2022 -- ANNUAL REPORT	View image in PDF format
02/24/2021 -- ANNUAL REPORT	View image in PDF format
02/21/2020 -- ANNUAL REPORT	View image in PDF format
04/16/2019 -- ANNUAL REPORT	View image in PDF format
01/26/2018 -- ANNUAL REPORT	View image in PDF format
04/15/2017 -- ANNUAL REPORT	View image in PDF format
10/28/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
10/24/2016 -- REINSTATEMENT	View image in PDF format
11/06/2015 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

EXCELENTE LLC CASE NO. 6999

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4250 W HALLANDALE BEACH BOULEVARD,#6 PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4250 W HALLANDALE BEACH BOULEVARD, #6 PEMBROKE PARK, FL. 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: EXCELENTE LLC AT 9:00 A.M. ON THE 3 DAY OF JUNE 2022.

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

TYPE OF SERVICE

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

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

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

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

J. [signature]
AFFIANT

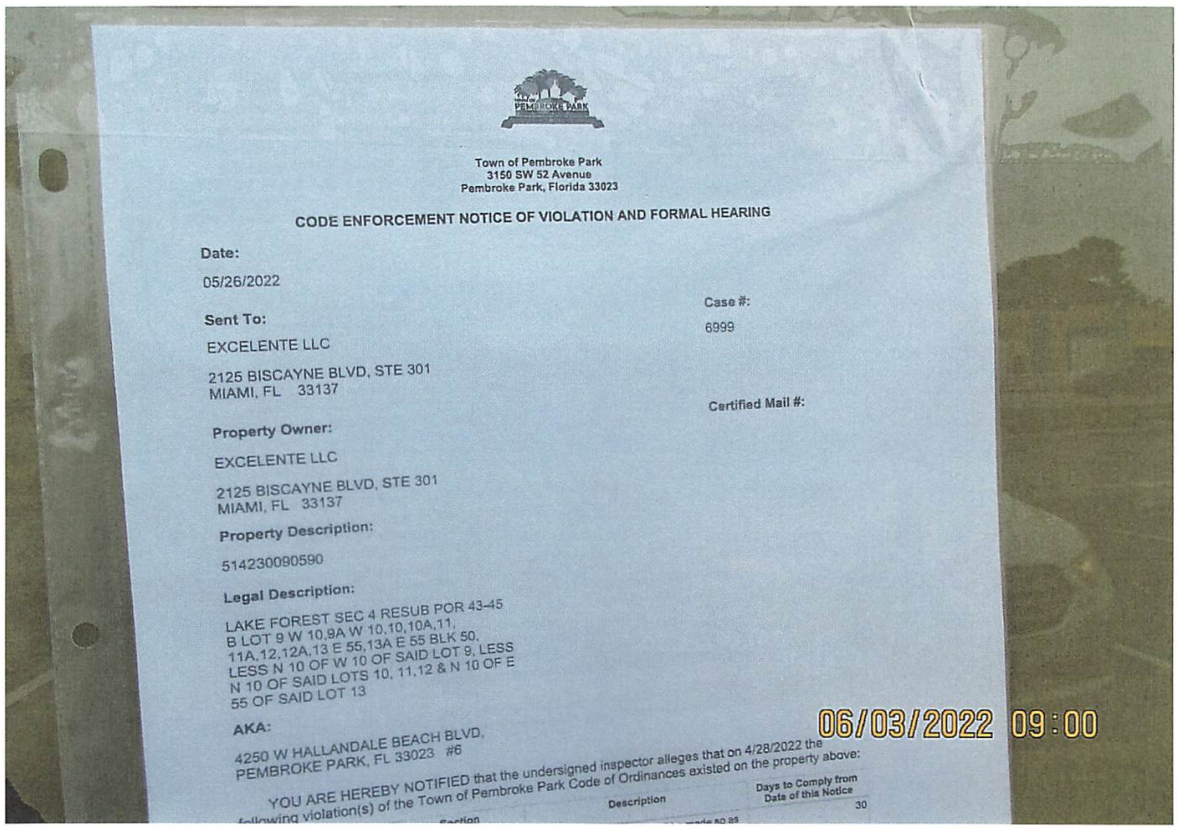
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization this 13 day of June, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[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 _____


6
5
06/03/2022 09:00


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
05/26/2022
Case #:
6999
Sent To:
EXCELENTE LLC
2125 BISCAYNE BLVD, STE 301
MIAMI, FL 33137
Certified Mail #:
Property Owner:
EXCELENTE LLC
2125 BISCAYNE BLVD, STE 301
MIAMI, FL 33137
Property Description:
514230090590
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 9 W 10,9A W 10,10,10A,11,
11A,12,12A,13 E 55,13A E 55 BLK 50,
LESS N 10 OF W 10 OF SAID LOT 9, LESS
N 10 OF SAID LOTS 10, 11,12 & N 10 OF E
55 OF SAID LOT 13
AKA:
4250 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/28/2022 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Description
Days to Comply from Date of this Notice
30
06/03/2022 09:00

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/26/2022

Sent To:

EXCELENTE LLC

2125 BISCAYNE BLVD, STE 301
MIAMI, FL 33137

Case #:

6999

Property Owner:

EXCELENTE LLC

2125 BISCAYNE BLVD, STE 301
MIAMI, FL 33137

Certified Mail #:

Property Description:

514230090590

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 9 W 10,9A W 10,10,10A,11, 11A,12,12A,13 E 55,13A E 55 BLK 50, LESS N 10 OF W 10 OF SAID LOT 9, LESS N 10 OF SAID LOTS 10, 11,12 & N 10 OF E 55 OF SAID LOT 13

AKA:

4250 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Tenant build out done without a permit. Obtain plans, permit and inspection.
Double permit fee assessed.
Obtain permits at the Building Dept. at 954-966-4600, ext 182.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of June, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

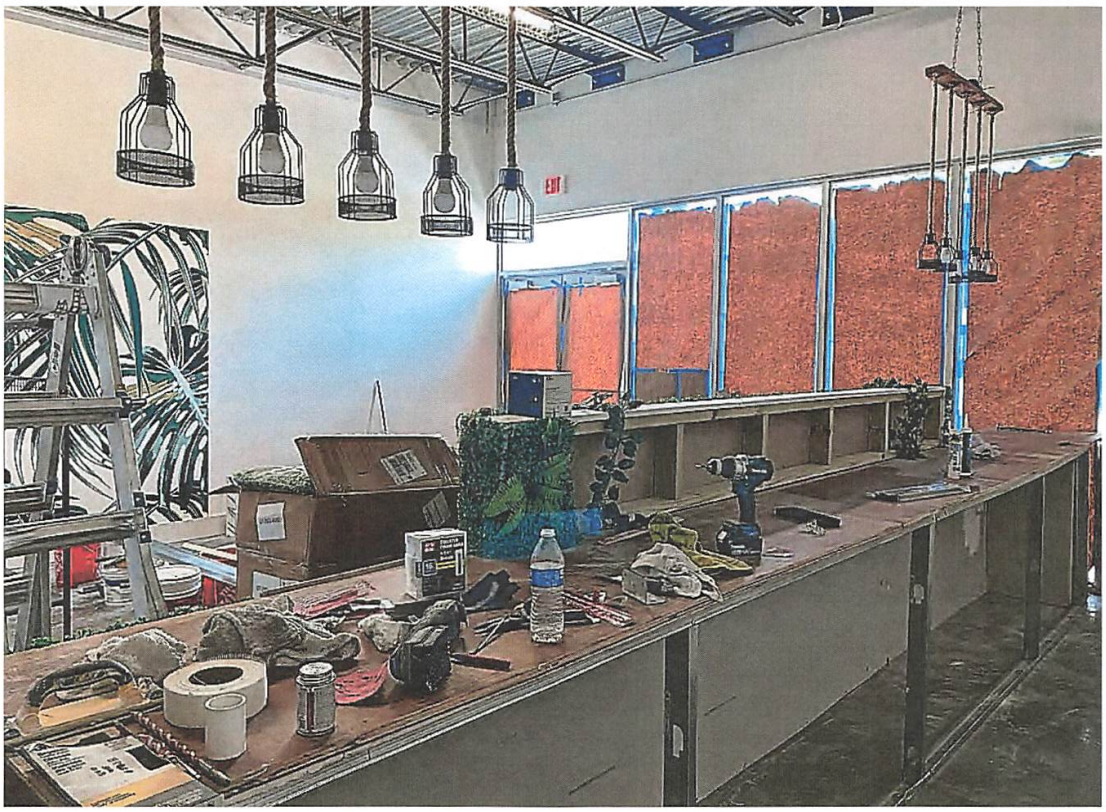
For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

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

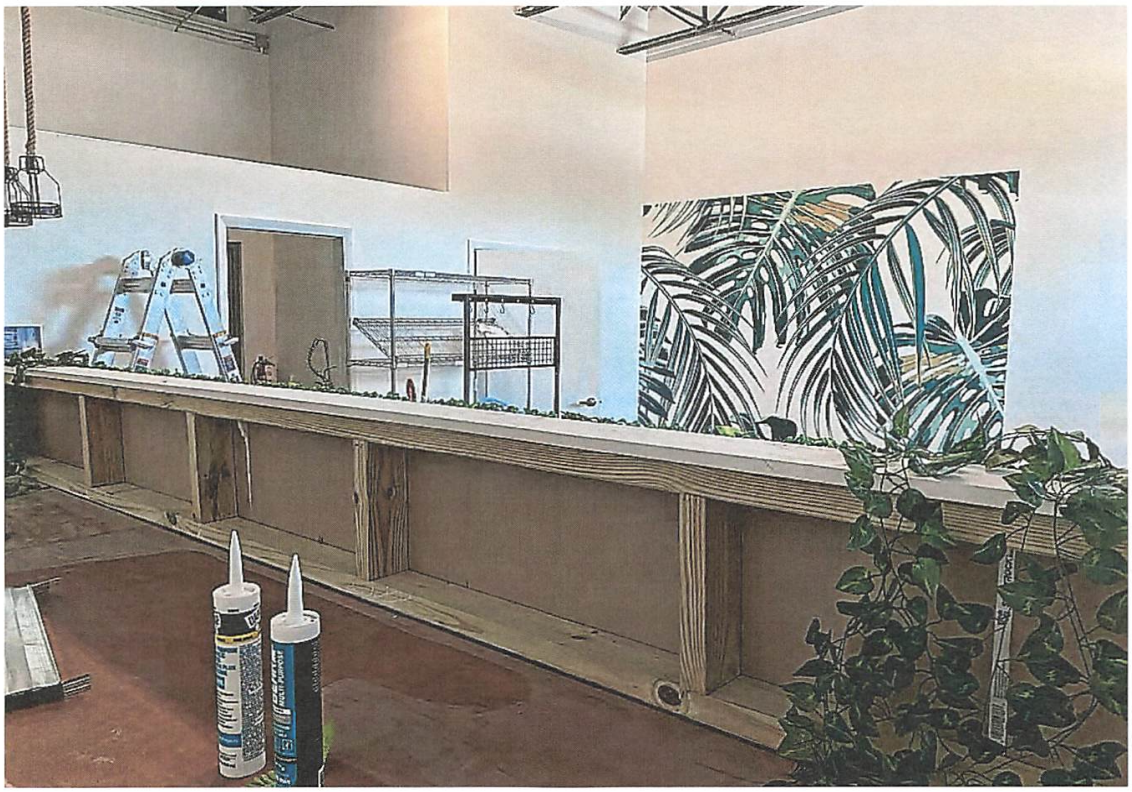
Joseline Ramirez

Chief Code Enforcement Officer

5/26/2022











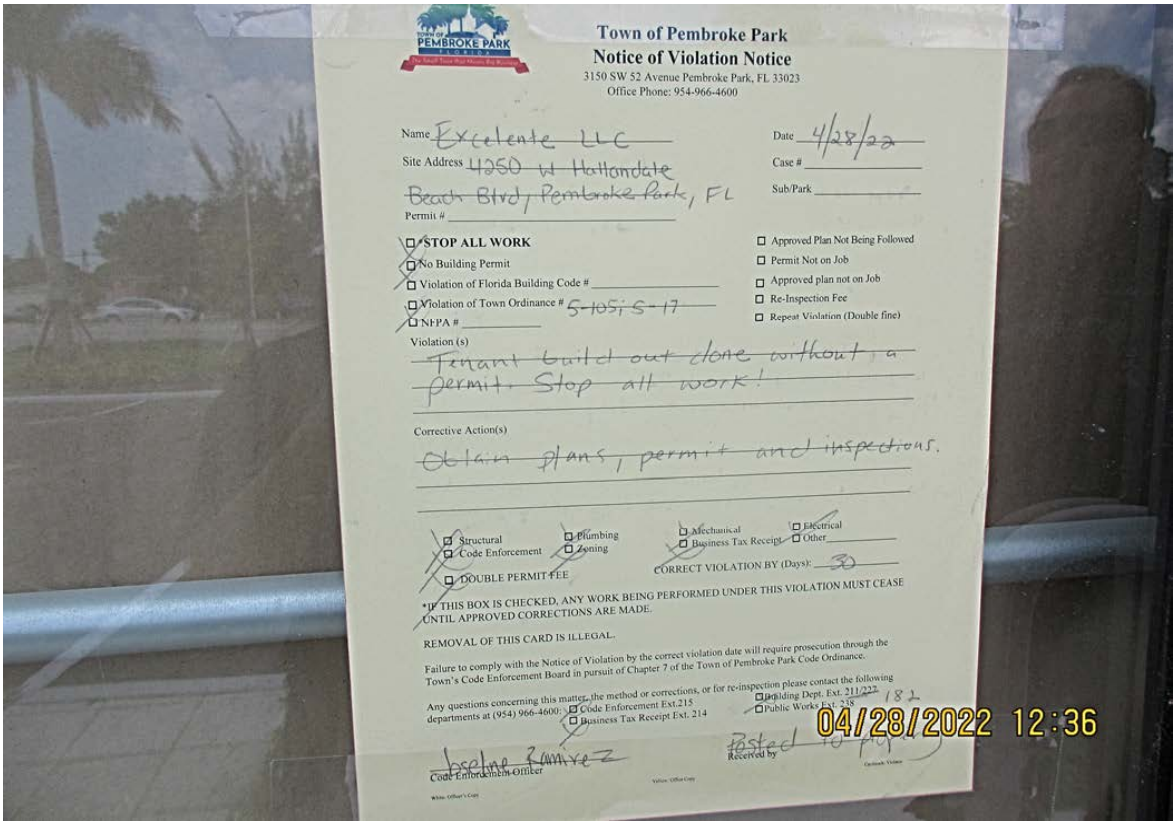



6
04/28/2022 12:36


G
04/28/2022 12:29


04/28/2022 12:29


PRO RAMIREZ
Professional Formula
ALL PURPOSE
Joint Compound
04/28/2022 12:30



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

Name Excelente LLC
Site Address 4250 W Hallandale Beach Blvd, Pembroke Park, FL
Permit #

Date 4/28/22
Case #
Sub/Park

- ☒ STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code #
- ☒ Violation of Town Ordinance # 5-105; 5-17
- ☐ NFPA #

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

Violation (s)
Tenant build out done without a permit. Stop all work!

Corrective Action(s)
Obtain plans, permit and inspections.

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

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:
- ☐ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☐ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

182

Code Enforcement Officer

Received by

Posted to Portal

04/28/2022 12:36

Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #5

Legal Description

Case Status Open **Case #** 7110 **Date Next Inspection** 6/15/2022

Notes
1. Tenant buildout in unit #5 without a building permit. Obtain plans for permit and inspections.
2. BTR/Certificate of use has to be obtain prior to any operations. Obtain BTR/Certificate of Use by reaching out to Michelle Grooms or Lisa Cannon.
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
5/23/2022		Notice of Violation	Certified Mail
5/23/2022	6/15/2022	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: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/15/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 6/15/2022
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: 6/15/2022

Case Overview

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: 6/15/2022
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: 6/15/2022



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Total Postage and
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V & A MIAMI LLC
N.O.H #7110

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City, State, ZIP+4®
PARKER, CO, 80134

PS Form 3800, A

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BERTINA SALZANO
N.O.H #7110

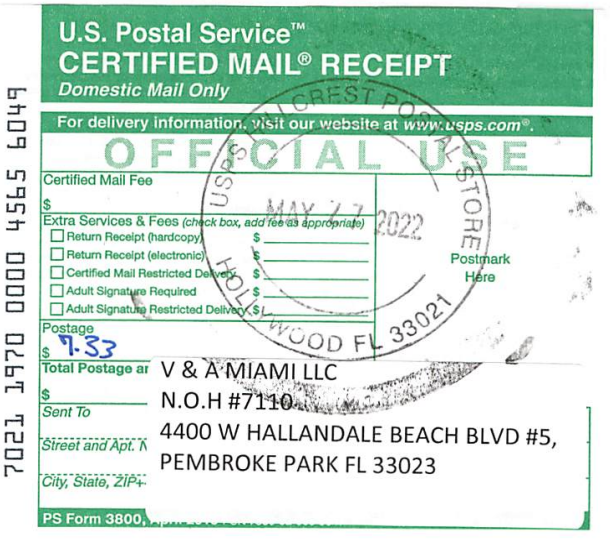
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7480 BIRD RD SUITE 810,

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MIAMI, FL, 33155

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- Adult Signature Restricted Delivery $

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Total Postage ar
$

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V & A MIAMI LLC
N.O.H #7110

Street and Apt. N
4400 W HALLANDALE BEACH BLVD #5,

City, State, ZIP+
PEMBROKE PARK FL 33023

PS Form 3800,

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HOLLYWOOD FL 33021
MAY 27 2022
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MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	V & A MIAMI LLC
Mailing Address	14000 KENNETH LOOP PARKER CO 80134

ID #	5142 30 09 0680
Millage	0613
Use	11-03

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$255,260	$1,758,730	$2,013,990	$2,013,990	
2021	$255,260	$1,719,160	$1,974,420	$1,974,420	$42,459.12
2020	$255,260	$1,778,510	$2,033,770	$2,033,770	$43,892.42

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,013,990	$2,013,990	$2,013,990	$2,013,990
Portability	0	0	0	0
Assessed/SOH	$2,013,990	$2,013,990	$2,013,990	$2,013,990
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	$2,013,990	$2,013,990	$2,013,990	$2,013,990

Sales History

Date	Type	Price	Book/Page or CIN
5/15/2019	WD-Q	$2,600,000	115809055
3/24/2017	WD-D	$736,000	114292476
6/24/2015	ACT-T		113175274
6/24/2015	CET-D	$749,900	113141014
6/21/2007	WD-Q	$1,100,000	44237 / 356

Land Calculations

Price	Factor	Type
$11.00	23,205	SF
Adj. Bldg. S.F. (Card, Sketch)		6456
Eff./Act. Year Built: 1975/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
V & A MIAMI LLC

Filing Information

Document Number	L19000070201
FEI/EIN Number	16-8017808
Date Filed	03/12/2019
Effective Date	03/12/2019
State	FL
Status	ACTIVE

Principal Address

14000 KENNETH LOOP
PARKER, CO 80134

Mailing Address

14000 KENNETH LOOP
PARKER, CO 80134

Registered Agent Name & Address

Salzano, Bertina
7480 BIRD RD
SUITE 810
MIAMI, FL 33155

Name Changed: 04/20/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

SALZANO, VINCENT
14000 KENNETH LOOP
PARKER, CO 80134

Annual Reports

Report Year	Filed Date
2021	01/04/2021
2022	01/18/2022
2022	04/20/2022

Document Images

04/20/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/18/2022 -- ANNUAL REPORT	View image in PDF format
01/04/2021 -- ANNUAL REPORT	View image in PDF format
02/14/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

V & A MIAMI LLC CASE NO. 7110

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4400 W HALLANDALE BEACH BOULEVARD UNIT 5, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 4400 W HALLANDALE BEACH BOULEVARD UNIT 5, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: V & A MIAMI LLC AT 8:56 A.M. ON THE 3 DAY OF JUNE 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

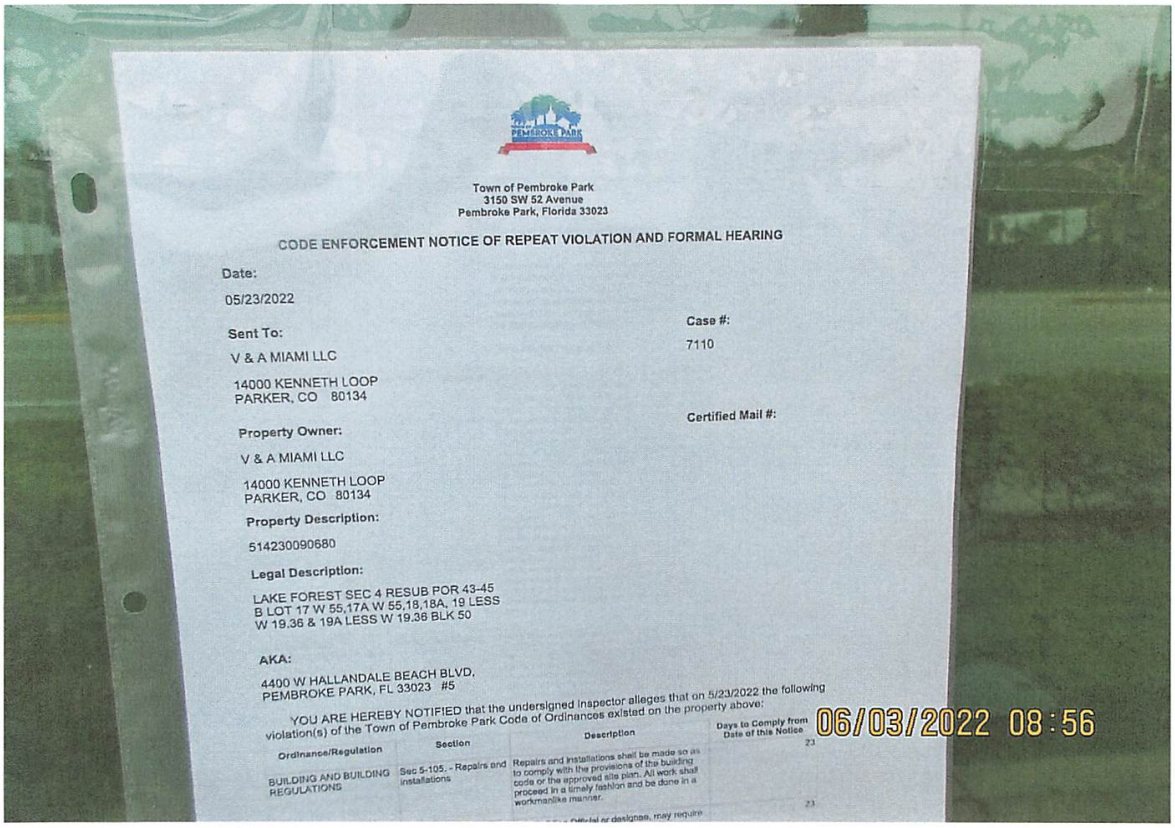
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization this 13 day of June 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
05/23/2022

Case #:
7110

Sent To:
V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Owner:
V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Property Description:
514230090680

Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

AKA:
4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #5

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/23/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	23

Official or designee, may require

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

05/23/2022

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

7110

Property Owner:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #5

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/23/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	23
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)	23

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)	23
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)	23
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...	23
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)	23

1. Tenant buildout in unit #5 without a building permit. Obtain plans for permit and inspections.
2. BTR/Certificate of use has to be obtain prior to any operations. Obtain BTR/Certificate of Use by reaching out to Michelle Grooms or Lisa Cannon.
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 15th day of June, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

5/23/2022


01/06/2022 14:52


01/06/2022 14:52


01/06/2022 14:52


5
EXIT
01/06/2022 14:52


5
02/03/2022 11:40


02/03/2022 11:40

Case Overview

Property/Incident Information

Owner	Address	Site Address
MCGILL,STEPHON E	3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5 #Park Pointe

Legal Description

Case Status Open **Case #** 5141 **Date Next Inspection** 6/15/2022

Notes

1. Wooden fence installed without permit. Obtain permit & inspections. Permit completed.
2. Plumbing on backend of home done without permit. Obtain permit & inspections.
3. Electrical on backend of home done without permit. Obtain permits & inspections.
4. Roof tiles missing in front of home - Replace with new tiles. Re-inspection required.
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/18/2020		Notice of Violation	Regular Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/16/2021	9/15/2021	Final Order	Certified Mail
5/26/2022	6/15/2022	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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 6/15/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/15/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$12,050.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$12,150.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$12,150.00**


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MCGILL,STEPHON E
H.C.F #5141
19821 NW 2ND AVE BOX 373,
MIAMI GARDENS, FL, 33169
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HOLLYWOOD FL 33021
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MCGILL,STEPHON E
H.C.F #5141
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- ☐ Adult Signature Restricted Delivery $

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$ 8.56

Sent To STRANDED CONCEPTS LLC

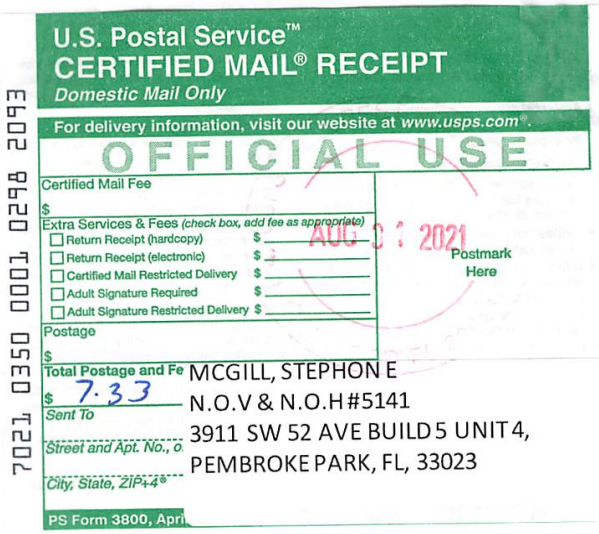
Street and Apt. No., N.O.V & N.O.H #5140, 5141, 5142, 5143

City, State, ZIP+4® 19821 NW 2ND AVE BOX 373, MIAMI GARDENS, FL, 33169

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fe
$ 7.33

Sent To MCGILL, STEPHON E

Street and Apt. No., o N.O.V & N.O.H #5141

City, State, ZIP+4® 3911 SW 52 AVE BUILD 5 UNIT 4, PEMBROKE PARK, FL, 33023

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
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Sent To MCGILL, STEPHON E

Street and Apt. No., F.O.#5141

City, State, ZIP+4® 3911 SW 52 AVE BUILD 5 UNIT 4, PEMBROKE PARK, FL, 33023

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7021 0350 0001 0297 7921



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and F
$

Sent To STRANDED CONCEPTS LLC

Street and Apt. No., F.O.#5140, 5141, 5142

City, State, ZIP+4® 19821 NW 2ND AVE BOX 373, MIAMI GARDENS, FL, 33169

PS Form 3800, A

Postmark Here
SEP 1 - 2021

7021 0350 0001 0297 7891



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

STRANDED CONCEPTS LLC
N.O.V & N.O.H #5140, 5141, 5142, 5143
19821 NW 2ND AVE BOX 373,
MIAMI GARDENS, FL, 33169

9590 9402 6610 1028 6987 20

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2086

COMPLETE THIS SECTION ON DELIVERY

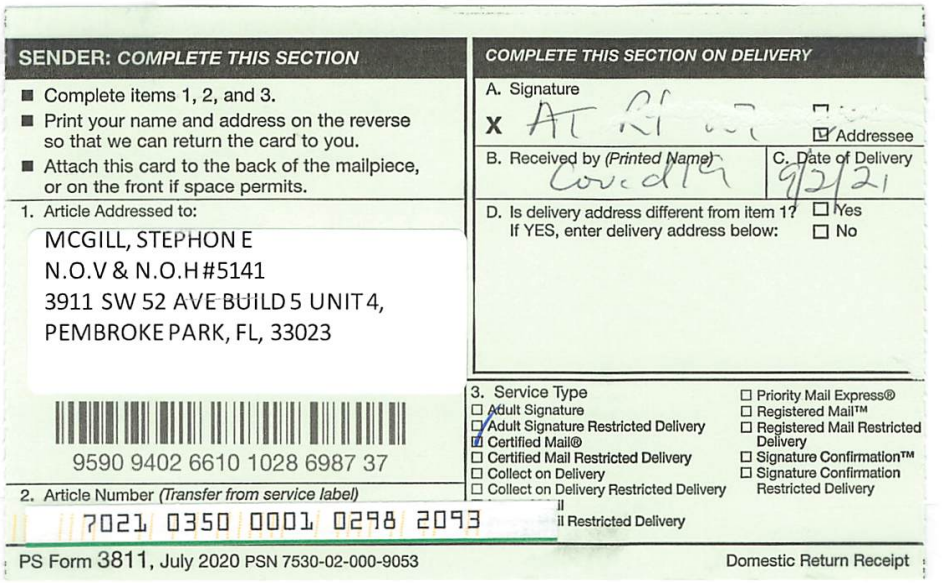
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Dr. An P Mc Mahon | 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:

MCGILL, STEPHON E
N.O.V & N.O.H #5141
3911 SW 52 AVE BUILD 5 UNIT 4,
PEMBROKE PARK, FL, 33023

9590 9402 6610 1028 6987 37

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2093

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* Covedia | C. Date of Delivery 9/2/21

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

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

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

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

Hasler FIRST-CLASS MAIL
06/18/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:
MCGILL,STEPHON E
3911 SW 52 AVE UNIT4
PEMBROKE PINES, FL 33023

Case #:
5141

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5143, #5140, #5142, #5141

Hasler FIRST-CLASS MAIL
06/18/2020
US POSTAGE $000.65⁰

ZIP 33023
011D10656696

Park Pointe HOA INC
19821 NW 2 Ave Box 373
Miami, FL 33169



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3911 SW 52 AVENUE #4-5, PEMBROKE PARK FL 33023	ID #	5142 30 24 0054
Property Owner	MCGILL, STEPHON E	Millage	0613
Mailing Address	3911 SW 52 AVE UNIT 4 PEMBROKE PARK FL 33023-6947	Use	01-04

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$10,100	$189,540	$199,640	$70,310	
2021	$10,100	$145,740	$155,840	$68,270	$655.69
2020	$10,100	$144,190	$154,290	$67,330	$652.29

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$199,640	$199,640	$199,640	$199,640
Portability	0	0	0	0
Assessed/SOH 10	$70,310	$70,310	$70,310	$70,310
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$20,310	0	$20,310	$20,310
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$25,000	$45,310	$25,000	$25,000

Sales History

Date	Type	Price	Book/Page or CIN
9/28/1995	WD	$61,500	24167 / 521

Land Calculations

Price	Factor	Type
$7.00	1,443	SF
Adj. Bldg. S.F. (Card, Sketch)		1292
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1995/1994		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Not For Profit Corporation
PARK POINTE HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number	N11891
FEI/EIN Number	65-0324581
Date Filed	11/04/1985
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/27/2019
Event Effective Date	NONE

Principal Address

3911 S.W. 52ND AVENUE
PEMBROKE PARK, FL 33023

Changed: 04/23/2013

Mailing Address

C/o Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Changed: 05/13/2014

Registered Agent Name & Address

Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Name Changed: 05/13/2014

Address Changed: 04/23/2015

Officer/Director Detail

Name & Address

Title Director / President

Angervil, Erick

C/o Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Title Director / Secretary

DAWSON, DARYL
19821 NW 2nd Ave Box # 373
Miami Gardens, FL 33169

Title Director/Vice-President

MACHANETO, GEORGIO
C/o Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Annual Reports

Report Year	Filed Date
2016	05/18/2016
2017	07/06/2017
2018	06/13/2018

Document Images

06/13/2018 -- ANNUAL REPORT	View image in PDF format
07/06/2017 -- ANNUAL REPORT	View image in PDF format
05/18/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
05/13/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
03/09/2012 -- ANNUAL REPORT	View image in PDF format
03/14/2011 -- ANNUAL REPORT	View image in PDF format
09/13/2010 -- Reg. Agent Change	View image in PDF format
04/01/2010 -- ANNUAL REPORT	View image in PDF format
02/17/2009 -- ANNUAL REPORT	View image in PDF format
02/15/2008 -- ANNUAL REPORT	View image in PDF format
02/09/2007 -- ANNUAL REPORT	View image in PDF format
03/08/2006 -- ANNUAL REPORT	View image in PDF format
03/16/2005 -- ANNUAL REPORT	View image in PDF format
03/15/2004 -- ANNUAL REPORT	View image in PDF format
09/11/2003 -- REINSTATEMENT	View image in PDF format
04/17/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
MCGILL, STEPHON E		CASE NO. 5141

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3911 SW 52 AVENUE UNIT 4, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3911 SW 52 AVENUE UNIT 4, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MCGILL, STEPHON E AT 8:38 A.M. ON THE 3 DAY OF JUNE 2022.

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

TYPE OF SERVICE

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

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

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

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

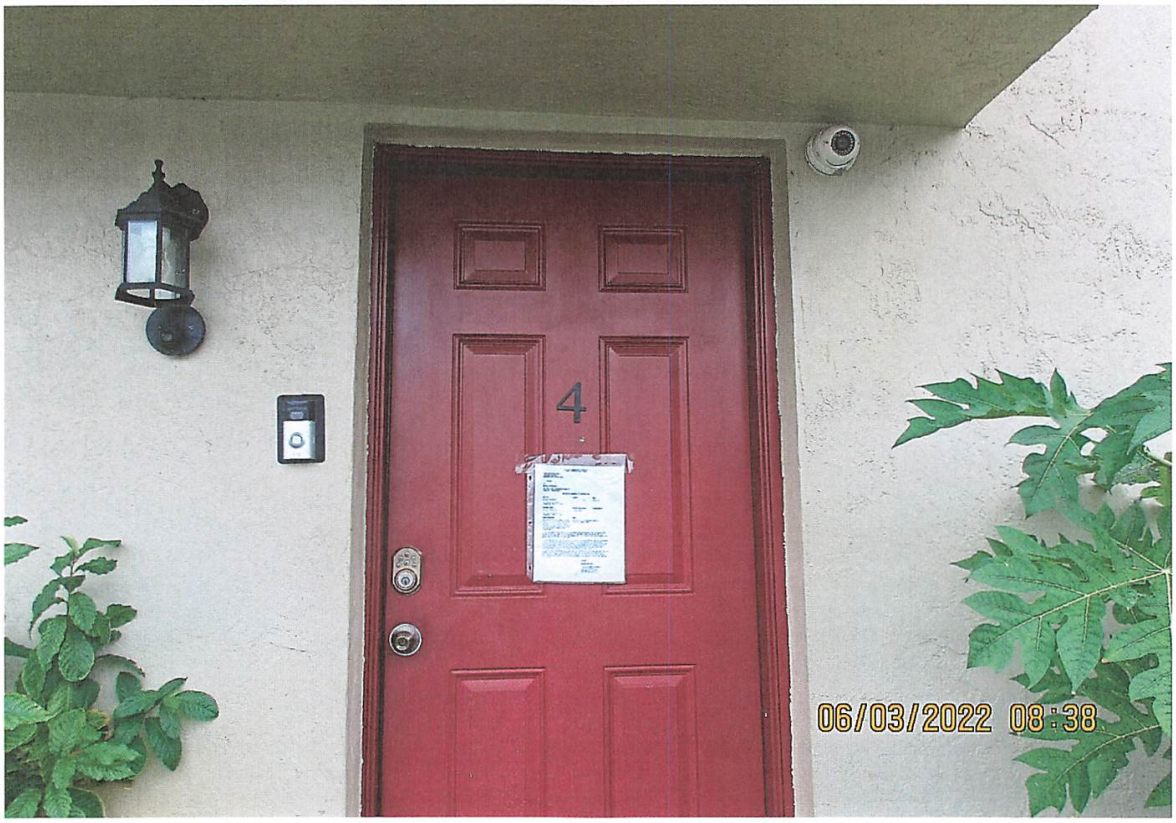
AFFIANT

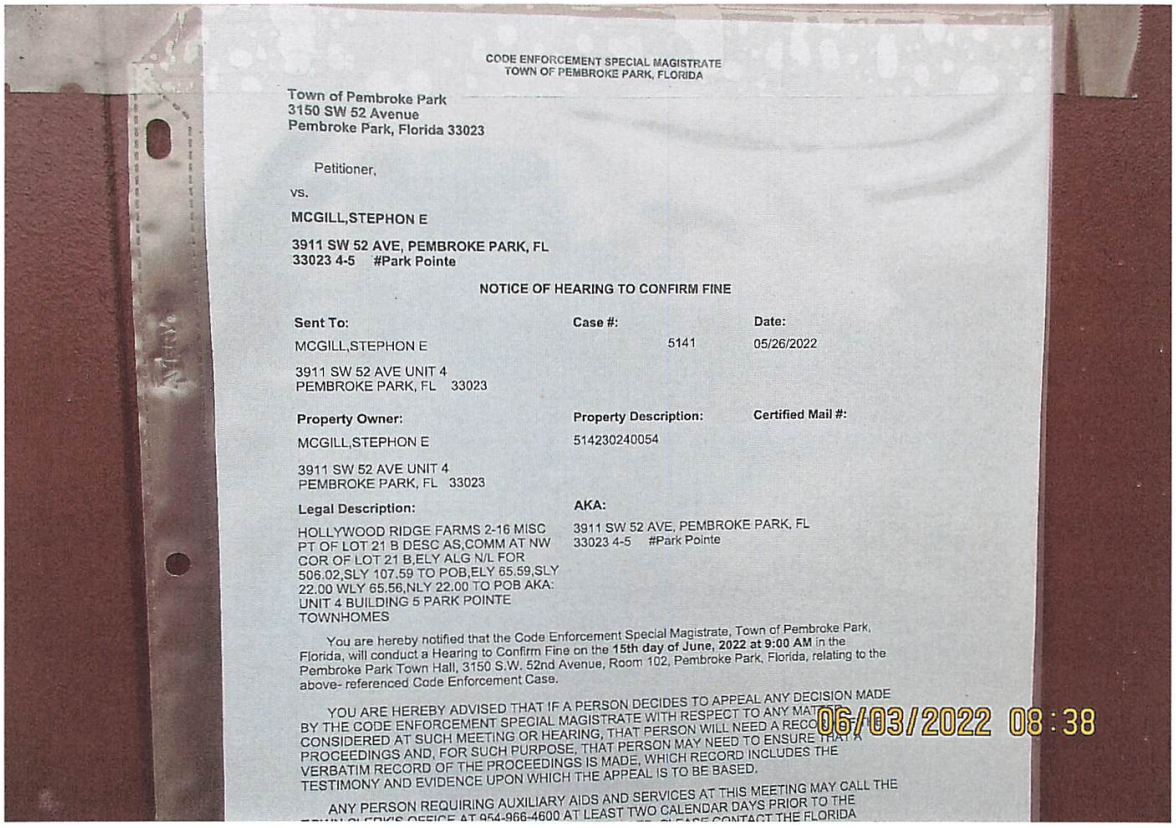
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization this 13 day of June, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known 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.





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MCGILL,STEPHON E

3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5 #Park Pointe

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
MCGILL,STEPHON E 3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023	5141	05/26/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
MCGILL,STEPHON E 3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023	514230240054	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5 #Park Pointe

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERKS OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE [illegible] PLEASE CONTACT THE FLORIDA

Town of Pembroke Park

INVOICE

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

Bill To:

MCGILL, STEPHON E
3911 SW 52 AVE UNIT 4,
PEMBROKE PARK, FL, 33023

DATE: June 3, 2022
INVOICE # 603
FOR:

Case # 5141
MCGILL, STEPHON E

3911 SW 52 AVENUE #4-5,
PEMBROKE PARK, FL, 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105 and 5-2(a)(b)		
	Final Order on 09/15/2021		
1	Admin Fee	$ 100.00	$ 100.00
242	Day(s) of Per Diem from (10/16/2021-06/15/2022)	$ 50.00	$ 12,100.00
		Balance	$ 12,200.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MCGILL,STEPHON E

3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5 #Park Pointe

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
MCGILL,STEPHON E	5141	05/26/2022
3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
MCGILL,STEPHON E	514230240054	
3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5 #Park Pointe

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

Sincerely,

Joseline Ramirez

Code 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. STEPHON E MCGILL Respondent(s)	)	Case No.: 5141

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3911 SW 52 AVENUE BLG 5 UNIT 4, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: STEPHON E MCGILL, 3911 SW 52 AVENUE BLG 5 UNIT 4, PEMBROKE PARK, FL, 33023

FOLIO NO.: 5142 30 24 0054

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17th day of September, 2021.

Nazly Cardona A.

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

STEPHONE E MCGILL CASE NO. 5141

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: STEPHONE E MCGILL
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3911 SW 52 AVE, UNIT 4, BLDG 5, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: STEPHONE E MCGILL AT 11:22 A.M. ON THE 7 DAY OF SEPTEMBER 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

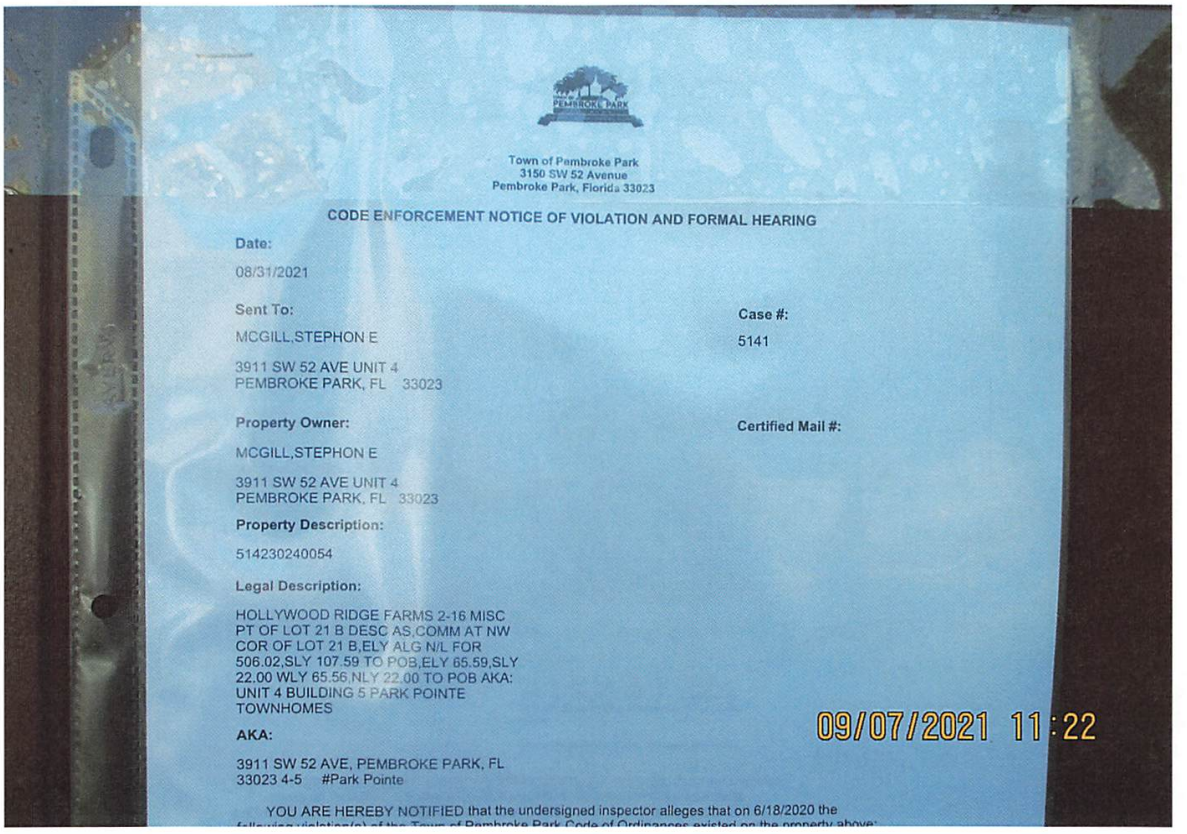
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9th day of 9, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


4
09/07/2021 11:21


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/31/2021
Sent To:
MCGILL,STEPHON E
3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023
Case #:
5141
Property Owner:
MCGILL,STEPHON E
3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023
Certified Mail #:
Property Description:
514230240054
Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS,COMM AT NW
COR OF LOT 21 B,ELY ALG N/L FOR
506.02,SLY 107.59 TO POB,ELY 65.59,SLY
22.00 WLY 65.56 NLY 22.00 TO POB AKA:
UNIT 4 BUILDING 5 PARK POINTE
TOWNHOMES
AKA:
3911 SW 52 AVE, PEMBROKE PARK, FL
33023 4-5 #Park Pointe
09/07/2021 11:22
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/18/2020 the

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/31/2021

Sent To:

MCGILL,STEPHON E

3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Case #:

5141

Property Owner:

MCGILL,STEPHON E

3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230240054

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5 #Park Pointe

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60

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

1. Wooden fence installed without permit. Obtain permit & inspections. Permit completed.
2. Plumbing on backend of home done without permit. Obtain permit & inspections.
3. Electrical on backend of home done without permit. Obtain permits & inspections.
4. Roof tiles missing in front of home - Replace with new tiles. Re-inspection required.
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 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/31/2021

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

11/3/20 Permit 1910613-D Fence Process Permit #.92034 Electrical

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MCGILL,STEPHON E 3911 SW 52 AVE UNIT 4 PEMBROKE PINES, FL 33023	5141	06/18/2020
Property Owner:	**Property Description:**	**Certified Mail #:**
MCGILL,STEPHON E 3911 SW 52 AVE UNIT 4 PEMBROKE PINES, FL 33023	514230240054	
Legal Description:	**AKA:**	
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5 #Park Pointe	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Notes/Means of Correction:

1. Wooden fence installed without permit. Obtain permit & inspections. - Complied.
2. Plumbing on backend of home done without permit. Obtain permit & inspections.
3. Electrical on backend of home done without permit. Obtain permits & inspections.
4. Roof tiles missing in front of home - Replace with new tiles.
5. Double permit fee assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 1910613-0

Job Address: 3911 SW 52 AVE,UNIT # 4-5

Job Name: MCGILL,STEPHON E

Permit Status: Permit Complete

Permit Issued Date:8/13/2020 12:18:10 PM

Submitted Into Plan Review Date:8/7/2020 4:01:31 PM

Application Date: 8/7/2020 4:00:00 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 6 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	8/7/2020 4:08:03 PM
ZONING	Approved	8/10/2020 11:57:29 AM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-3540 FAX

1910613
PERMIT NO.
ZON-91958
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 91958

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: MCGILL,STEPHON E					
JOB ADDRESS: 3911 SW 52 AVE,UNIT # 4-5					
OWNER NAME: MCGILL,STEPHON E					
OWNER ADDRESS: 3911 SW 52 AVE UNIT 4					
CITY: PEMBROKE PARK					
PHONE: 3057466052	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: PERPETUAL ADVANCEMENT ENTERPRISES INC					
MAIL ADDRESS: 1600 NW 3 AVE BUILDING D					
CITY STATE ZIP: MIAMI FL 33136					
PHONE: 3058042812	**FAX: 3059272700**	**EMAIL: PAE2006@ATT.NET**			
CERT. COMPENTENCY: CGC1518664		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: TOWNHOMES	PROPOSED USE: TOWNHOMES		
FOLIO NUMBER: 514230240054		SUBDIVISION: PARK POINTE			
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: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: REPLACE WOOD FEN @ EAST OF PROPERTY 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.

R203 Permit Messages For Permit (1910613-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
86466	Fencing - Footings	8/19/2020	Pass
	Post holes reveal to indicated depth		
86636	Fencing/ Gates - Final	8/26/2020	Pass
	TO PLANS REAR RESIDENTIAL		
Zoning Inspection			
86465	Final Zoning	8/17/2020	Pass


09/07/2021 11:41


ONLY
09/07/2021 11:20


05/26/2020 02:39


05/26/2020 02:39


05/26/2020 02:52


3
4
05/26/2020 02:43


05/26/2020 02:52


05/26/2020 02:52

Case Overview

Property/Incident Information

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

Legal Description

Case Status Open **Case #** 5470 **Date Next Inspection** 6/15/2022

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/3/2020		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail Hand
5/27/2022	6/15/2022	Notice of Formal Hearing - Confirm Fine	Certified Mail Posted to Property

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: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/15/2022
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: 6/15/2022
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: 6/15/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 6/15/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$37,600.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$37,700.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$37,700.00**



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$ 7.33

Total Postage and
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Sent To
BKI-95 LLC / KOSMAS A KALAS

Street and Apt. No.
N.O.H #746
H.C.F #5470

City, State, ZIP+4®
4770 BISCAYNE BLVD STE 680,
MIAMI, FL, 33137

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BKI-95 LLC

Street and Apt. No.
N.O.H #746 H.C.F #5470
2000 SW 30 AVENUE,

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

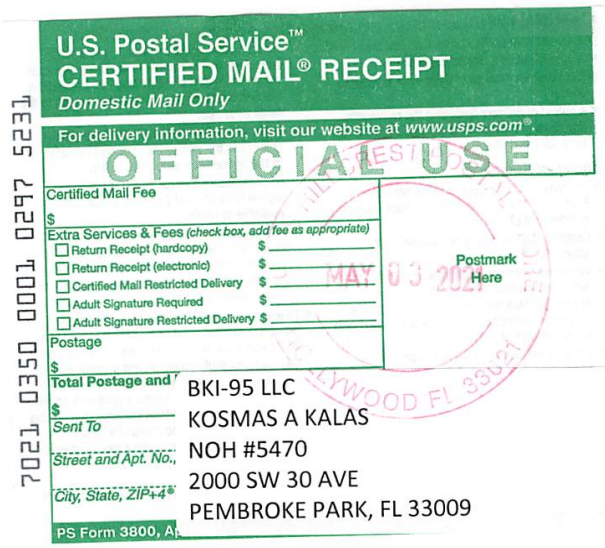
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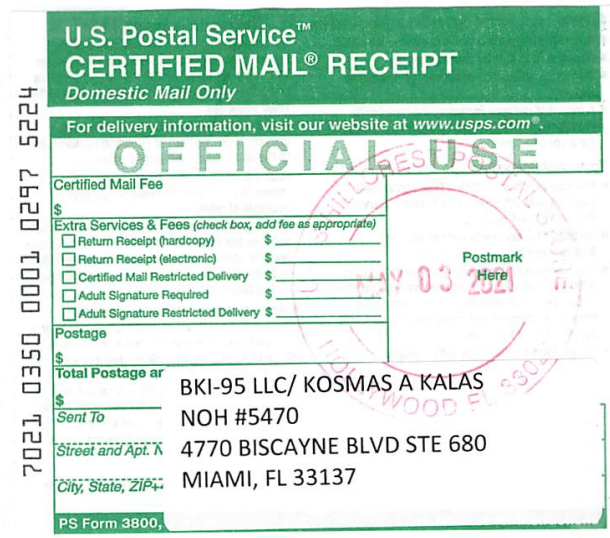
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MIAMI, FL 33137
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MAY 03 2021

Code Dept.

TOWN OF PEMBROKE PARK

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

NOV #5470

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12/03/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

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

Code Dept.

TOWN OF PEMBROKE PARK

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

NOV #5470

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12/03/2020
US POSTAGE $000.50⁰

ZIP 33023
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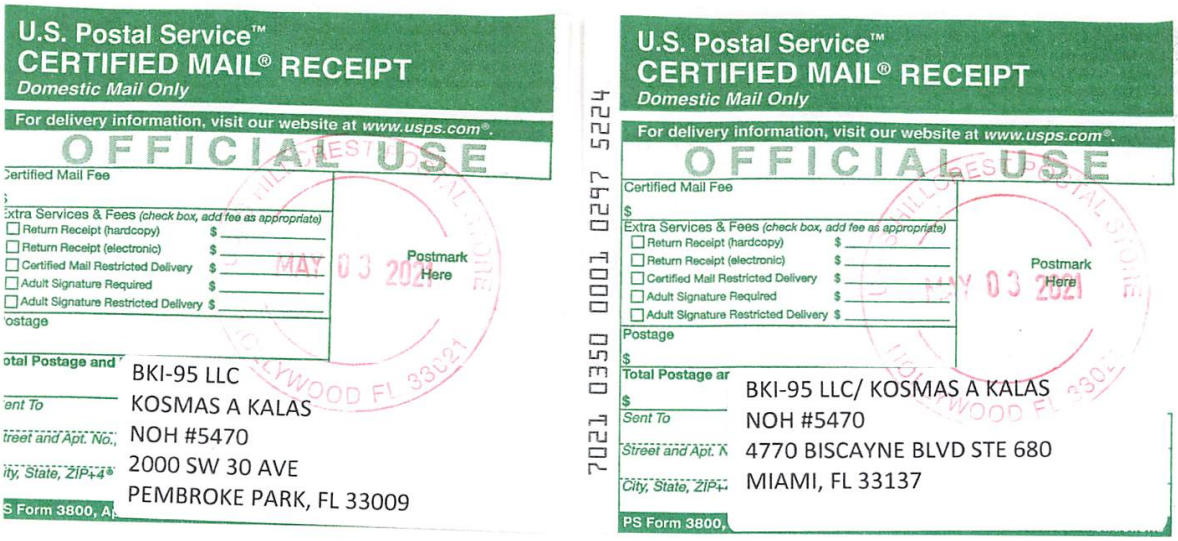
BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Property Owner:

5470

Property De



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- Adult Signature Restricted Delivery $

Postage

Total Postage and Fees

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MAY 03 2021

Sent To BKI-95 LLC
KOSMAS A KALAS

Street and Apt. No., NOH #5470
2000 SW 30 AVE

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

PS Form 3800, April 2015

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Total Postage and Fees
$

Postmark Here

MAY 03 2021

Sent To BKI-95 LLC/ KOSMAS A KALAS
NOH #5470

Street and Apt. No. 4770 BISCAYNE BLVD STE 680

City, State, ZIP+4® MIAMI, FL 33137

PS Form 3800, April 2015



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2000 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0024
Property Owner	BKI-95 LLC	Millage	0613
Mailing Address	4770 BISCAYNE BLVD STE 680 MIAMI FL 33137	Use	48-01
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W		

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

* 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*	$340,280	$3,644,240	$3,984,520	$3,330,140	
2021	$340,280	$3,037,380	$3,377,660	$3,027,400	$67,366.45
2020	$340,280	$2,411,910	$2,752,190	$2,752,190	$59,397.23

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,984,520	$3,984,520	$3,984,520	$3,984,520
Portability	0	0	0	0
Assessed/SOH	$3,330,140	$3,984,520	$3,330,140	$3,330,140
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,330,140	$3,984,520	$3,330,140	$3,330,140

Sales History

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

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
BKI-95 LLC

Filing Information

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

Principal Address

2000SW 30 Ave
Pembroke Park, FL 33069

Changed: 02/01/2013

Mailing Address

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Registered Agent Name & Address

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

Name Changed: 01/31/2018

Address Changed: 01/31/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

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

Title MGRM

BILLANTE, THOMAS
16051 Collins Ave.
Apt 503
Sunny Isles, FL 33160

Annual Reports

Report Year	Filed Date
2020	01/28/2020
2021	01/14/2021
2022	03/01/2022

Document Images

03/01/2022 -- ANNUAL REPORT	View image in PDF format
01/14/2021 -- ANNUAL REPORT	View image in PDF format
01/28/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
01/31/2018 -- ANNUAL REPORT	View image in PDF format
03/08/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
03/09/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
02/01/2013 -- ANNUAL REPORT	View image in PDF format
05/22/2012 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
BKI-95 LLC		CASE NO. 5470

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2000 SW 30 AVENUE. PEMBROKE PARK. FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2000 SW 30 AVENUE. PEMBROKE PARK. FL. 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BKI-95 LLC AT 10:49 A.M. ON THE 3 DAY OF JUNE 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

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

Signature

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

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

BKI-95 LLC/Alexander Kalas

2000 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
BKI-95 LLC/Alexander Kalas 4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	5470	05/26/2022

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

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

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Town of Pembroke Park

INVOICE

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

Bill To:

BKI-95 LLC
4770 BISCAYNE BLVD STE 680,
MIAMI, FL, 33137

DATE: June 3, 2022
INVOICE # 603
FOR:

Case # 5470
BKI-95 LLC

2000 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-103(a)(c)(f)(k); 5-105 and 5-207;		
	Final Order on 05/18/2021		
1	Admin Fee	$ 100.00	$ 100.00
377	Day(s) of Per Diem from (06/03/2021-06/15/2022)	$ 100.00	$ 37,700.00
		Balance	$ 37,800.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

BKI-95 LLC/Alexander Kalas

2000 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
BKI-95 LLC/Alexander Kalas 4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	5470	05/26/2022

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

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

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. BKI-95 LLC ALEXANDER KALAS Respondent(s)	Case No.: 5470

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: 2000 SW 30 Avenue, Pembroke Park, Fl 33009

PROPERTY OWNER: BKI-95 LLC, 4770 Biscayne Blvd, STE 680, Miami, FL 33137

FOLIO NO.: 514221280024

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR 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) 5-103(a)(c)(f)(k); 5-105; 5-207. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(f)(k); 5-105; 5-207 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 100 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 5470

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

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5470
BKI-95 LLC

Respondent)

AFFIDAVIT OF SERVICE

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

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

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

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

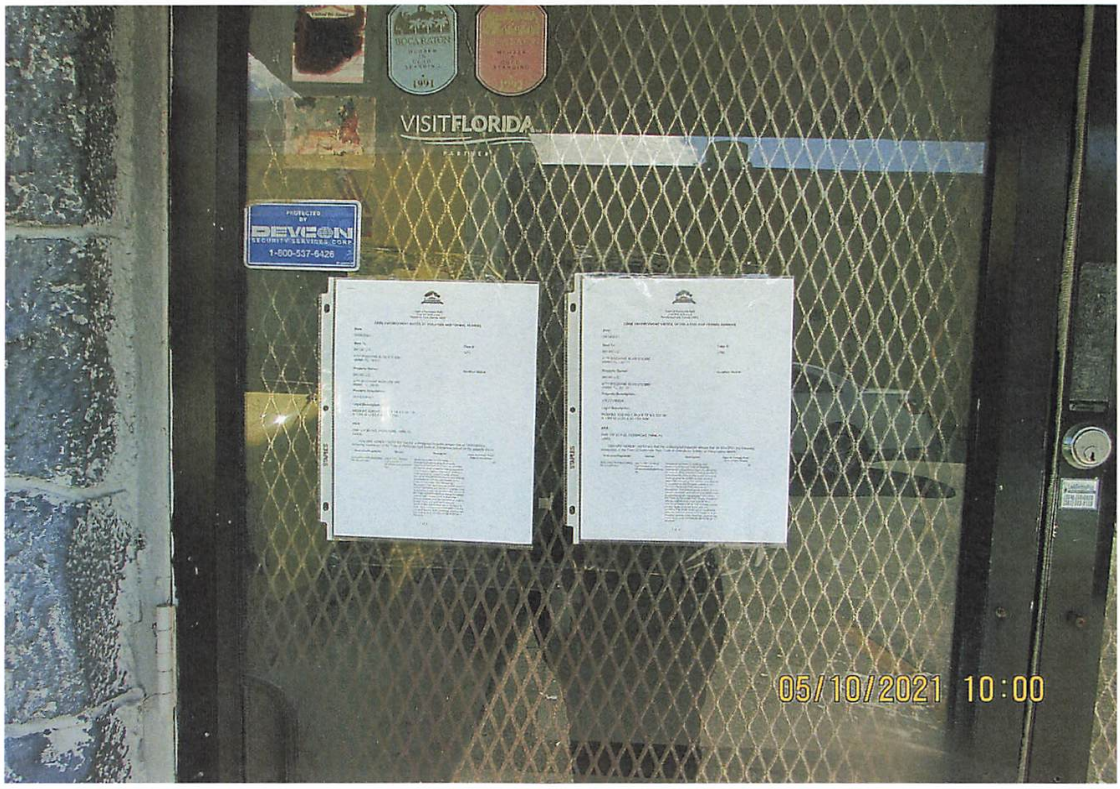
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [4 physical presence or [ ] online notarization this 12 day of MAY, 2021, by JOSELINE RAMIREZ as Code Enforcement Officer for the Town of Pembroke Park.

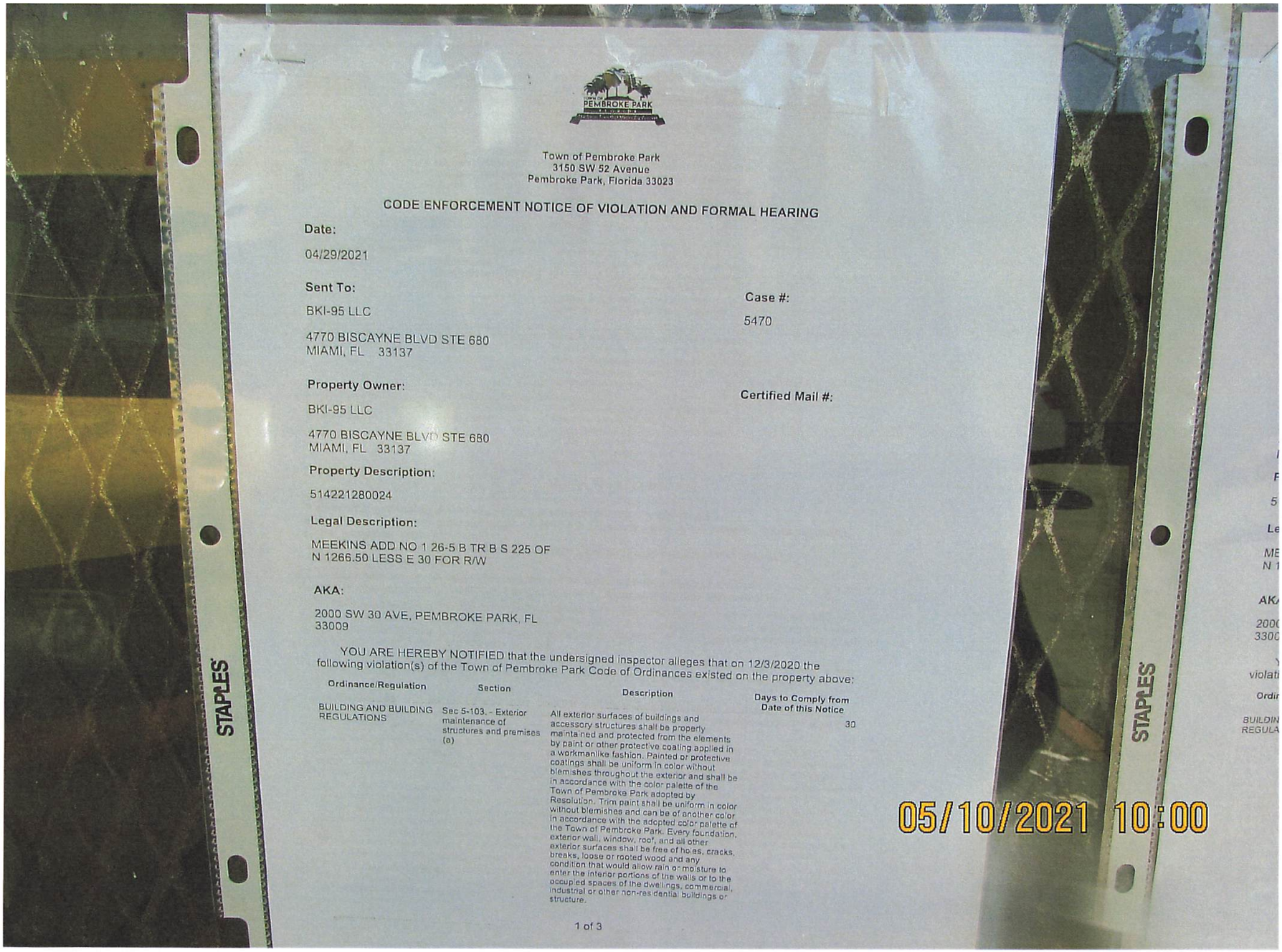
Signature

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

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


VISITFLORIDA
PROTECTED BY
DEVICON
SECURITY SERVICES CORP
1-800-537-6426
05/10/2021 10:00


05/10/2021 10:00



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Case #:

5470

Property Owner:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Certified Mail #:

Property Description:

514221280024

Legal Description:

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

AKA:

2000 SW 30 AVE, PEMBROKE PARK, FL 33009

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or 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

STAPLES

05/10/2021 10:00

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Case #:

5470

Property Owner:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Certified Mail #:

Property Description:

514221280024

Legal Description:

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

AKA:

2000 SW 30 AVE, PEMBROKE PARK, FL
33009

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

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

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

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

4/29/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

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

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

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

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or 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 (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 (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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. Exterior maintenance of walls required (i.e. repairs, pressure wash, paint).
2. Exterior maintenance common areas (i.e. pressure wash/paint sidewalks, driveway, railing, steps, fences, poles).
3. Graffiti. Remove graffiti.

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


05/03/2022 16:18


FREE
05/03/2022 16:18


05/03/2022 16:18


PEMBROKE PARK
05/03/2022 16:19


05/03/2022 16:19


CODE ENFORCEMENT
05/03/2022 16:21


05/03/2022 16:21


05/03/2022 16:21


05/03/2022 16:22


05/03/2022 16:22


05/03/2022 16:22


05/03/2022 16:22


05/03/2022 16:23


05/03/2022 16:23


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05/03/2022 16:25

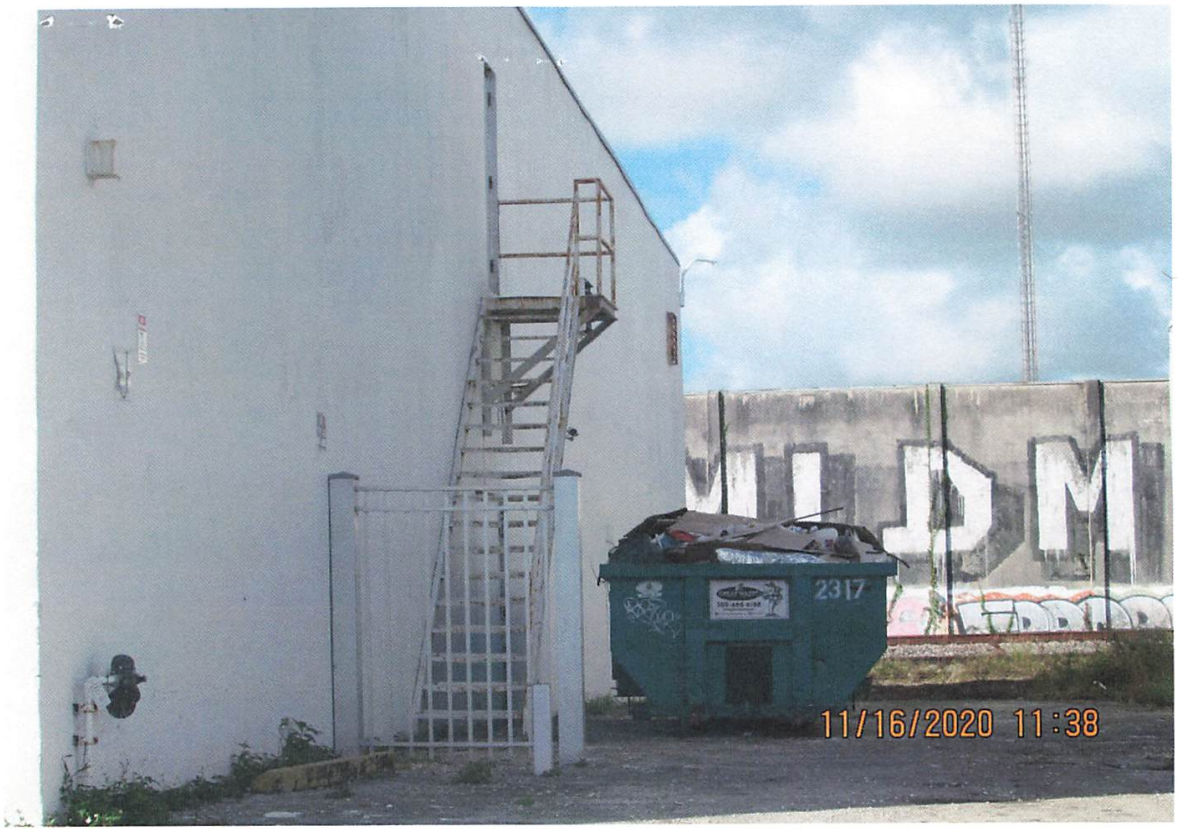

05/03/2022 16:25


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11/16/2020 11:37


11/16/2020 11:37


2317
11/16/2020 11:38


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


05/10/2021 10:00


MIDM
05/10/2021 10:01


05/10/2021 10:01


05/10/2021 10:01


05/10/2021 10:01


EARLY SCREENING FOR
AUTISM CAN OPEN A
WORLD OF POSSIBILITIES
MEDITERRANEAN SEAFOOD RESTAURANTS
SEA GRILL
Miami
FURNITURE SHOWROOM
05/10/2021 10:02

Case Overview

Property/Incident Information

Owner	Address	Site Address
DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	PO BOX 2710 ROANOKE, VA 24001	3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Advance Auto Parts/Elegant Beauty

Legal Description

Case Status Open **Case #** 5652 **Date Next Inspection** 6/15/2022

Notes

1. Graffiti on backend of property and glass. Remove graffiti.
2. Parking lot requires maintenance. Pave and restripe. Obtain plans, permit and inspections.
3. Exterior maintenance required. Pressure wash common areas and walls.
4. Exterior maintenance required. Repair facades, drains and rails.
5. Installed electrical cameras and light fixtures without a permit. Obtain plans, permit and inspections.
6. Permanent windows signs are prohibited. Remove all window signs.
7. Dead grass. Remove and replace with new sod.
8. Remove trash/debris and miscellaneous items.
9. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/30/2021		Notice of Violation	Regular Mail
10/8/2021	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
5/26/2022	6/15/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 6/15/2022
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: 6/15/2022

Case Overview

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: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (m)	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 6/15/2022
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: 6/15/2022
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: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/15/2022
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: 6/15/2022
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: 6/15/2022

Case Overview

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: 6/15/2022
ZONING	Sec. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73 -8-2, § 4, 8-1-73)	Not in Compliance - Reinspection Date: 6/15/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$24,450.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$24,550.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$24,550.00**



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OFFICIAL USE
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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
USPS HILLCREST POSTAL STATION
MAY 21 2022
Postmark Here
7021 1970 0000 4565 5929
DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479
H.C.F #5652
3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009



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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. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
7021 1970 0000 4565 5936
DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479
H.C.F #5652
PO BOX 2710,
ROANOKE, VA, 24001

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

DISCOUNT AUTO PARTS NIC %
ADVANCE STORES CO INC #9479
FO #5652
PO BOX 2710,
ROANOKE, VA, 24001

9590 9402 6379 0303 8584 35

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

7021 0350 0000 2801 9781

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Rose Shiflett ☐ Agent ☐ Addressee

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

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

NOV 23 2021

3. Service Type

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

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:

ADVANCE AUTO PARTS
FO #5652
3000 W HALLANDALE BEACH BLVD, A
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8526 00

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

7021 0350 0000 2801 9798

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 11/24/21

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

3. Service Type

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

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

ELEGANT BEAUTY
FO #5652
3000 W HALLANDALE BEACH BLVD, B
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8525 94

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

7021 0350 0000 2801 9804

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 11/24/21

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

3. Service Type

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ADVANCE AUTO PARTS
N.O.H #5652
3000 W HALLANDALE BEACH BLVD, A
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8547 89

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 8159

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 10/13/21

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

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

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

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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:

DISCOUNT AUTO PARTS NIC %
ADVANCE STORES CO INC #9479
N.O.V #5652
PO BOX 2710,
ROANOKE, VA, 24001

9590 9402 6379 0303 8548 02

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 8166

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 10-12-21

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

DOWNTOWN STATION ROANOKE VA OCT 12 2021 PS

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

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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:

ELEGANT BEAUTY
N.O.H #5652
3000 W HALLANDALE BEACH BLVD, B
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8547 96

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 8142

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 10/13/21

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

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

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

Postage
$

Total Postage and Fees
$

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City, State, ZIP+4®

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PS Form 3800, Apr

ADVANCE AUTO PARTS
N.O.H #5652
3000 W HALLANDALE BEACH BLVD, A
PEMBROKE PARK, FL, 33009



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

Postage
$

Total Postage and Fees
$

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

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PS Form 3800, Ap

ELEGANT BEAUTY
N.O.H #5652
3000 W HALLANDALE BEACH BLVD, B
PEMBROKE PARK, 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 $
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- ☐ Adult Signature Restricted Delivery $

Postage
$

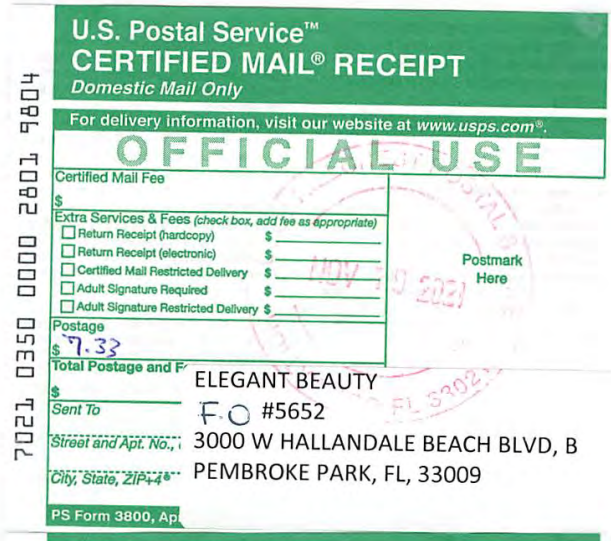
Total Postage and Fees
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Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark Here

PS Form 3800, Apr

DISCOUNT AUTO PARTS NIC %
ADVANCE STORES CO INC #9479
N.O.V #5652
PO BOX 2710,
ROANOKE, VA, 24001



7021 0350 0000 2801 9804

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

Postage
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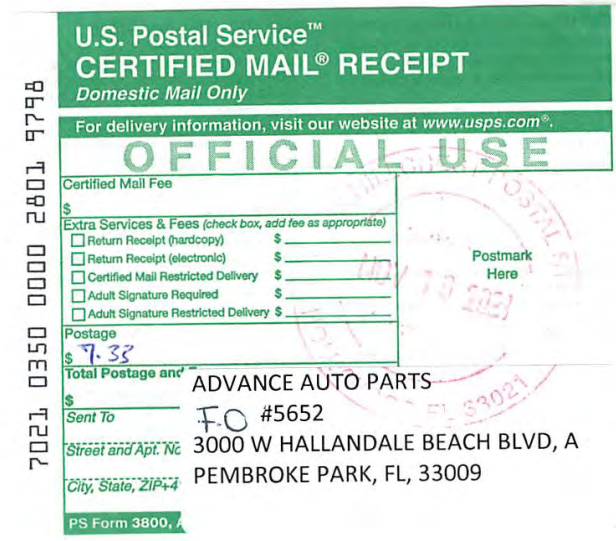
Total Postage and Fees
$

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

Postmark Here

PS Form 3800, Apr

ELEGANT BEAUTY
F.O #5652
3000 W HALLANDALE BEACH BLVD, B
PEMBROKE PARK, FL, 33009



7021 0350 0000 2801 9798

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

Postmark Here

PS Form 3800, A

ADVANCE AUTO PARTS
F.O #5652
3000 W HALLANDALE BEACH BLVD, A
PEMBROKE PARK, FL, 33009



7021 0350 0000 2801 9781

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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
$

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

Postmark Here

PS Form 3800, A

DISCOUNT AUTO PARTS NIC %
ADVANCE STORES CO INC #9479
F.O #5652
PO BOX 2710,
ROANOKE, VA, 24001

Code Dept.

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5652

Hasler FIRST CLASS MAIL

03/30/2021

US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Elegant Beauty
3000 W Hallandale Beach Blvd, B
Pembroke Park, FL 33009

Code Dept.

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5652

Hasler FIRST CLASS MAIL

03/30/2021

US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Advance Auto Parts
3000 W Hallandale Beach Blvd, A
Pembroke Park, FL 33009

Code Dept.

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5652

Hasler FIRST-CLASS MAIL

03/30/2021

US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Case #:

5652



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479
Mailing Address	PO BOX 2710 ROANOKE VA 24001

ID #	5142 28 00 0110
Millage	0613
Use	11

Abbr Legal Description	28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$341,970	$1,982,000	$2,323,970	$2,323,970	
2021	$341,970	$1,982,000	$2,323,970	$2,323,970	
2020	$341,970	$1,798,530	$2,140,500	$2,140,500	$46,195.85

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,323,970	$2,323,970	$2,323,970	$2,323,970
Portability	0	0	0	0
Assessed/SOH	$2,323,970	$2,323,970	$2,323,970	$2,323,970
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,323,970	$2,323,970	$2,323,970	$2,323,970

Sales History

Date	Type	Price	Book/Page or CIN
2/1/1992	WD	$730,000	19309 / 35
11/1/1984	WD	$725,000	
6/1/1973	WD	$440,000	
1/1/1972	WD	$95,000	

Land Calculations

Price	Factor	Type
$11.00	31,088	SF
Adj. Bldg. S.F. (Card, Sketch)		13440
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DISCOUNT AUTO PARTS INC CASE NO. 5652
% ADVANCE STORES CO INC #9479

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479 AT 9:10 A.M. ON THE 3 DAY OF JUNE 2022.

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

TYPE OF SERVICE

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

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

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

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

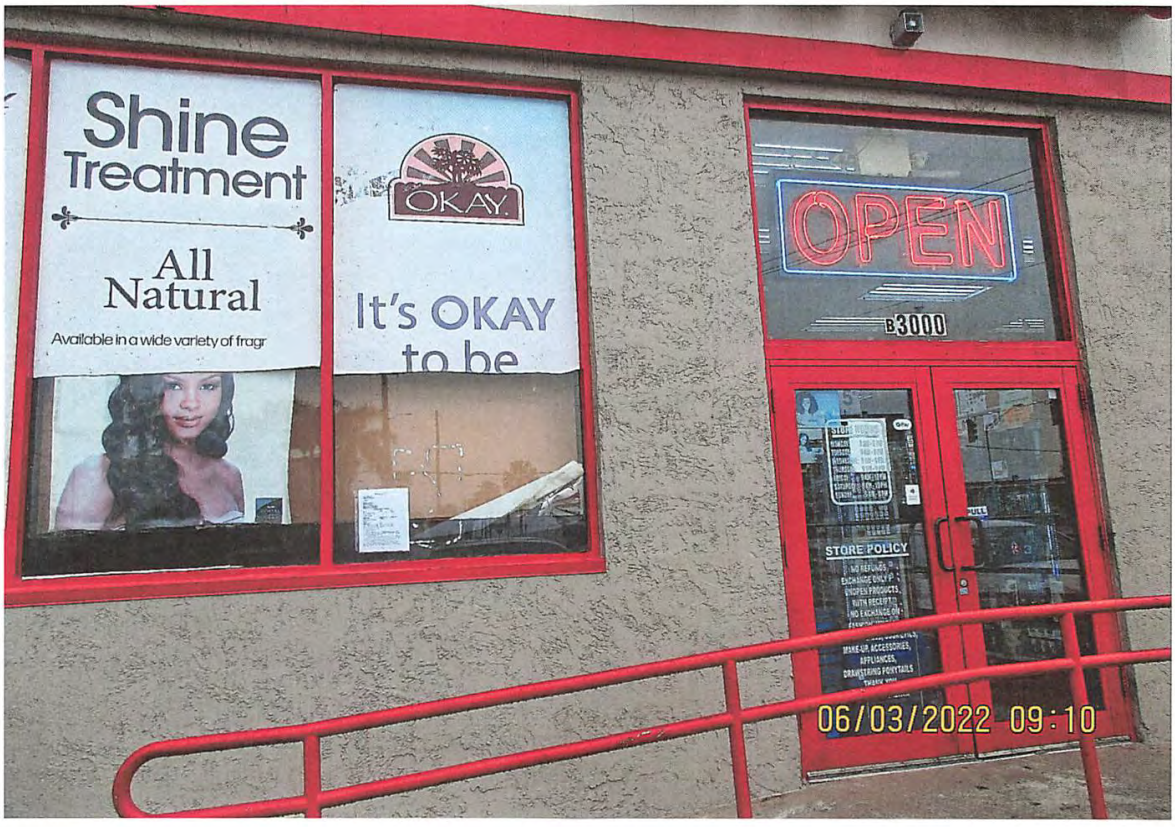
J. [signature]
AFFIANT

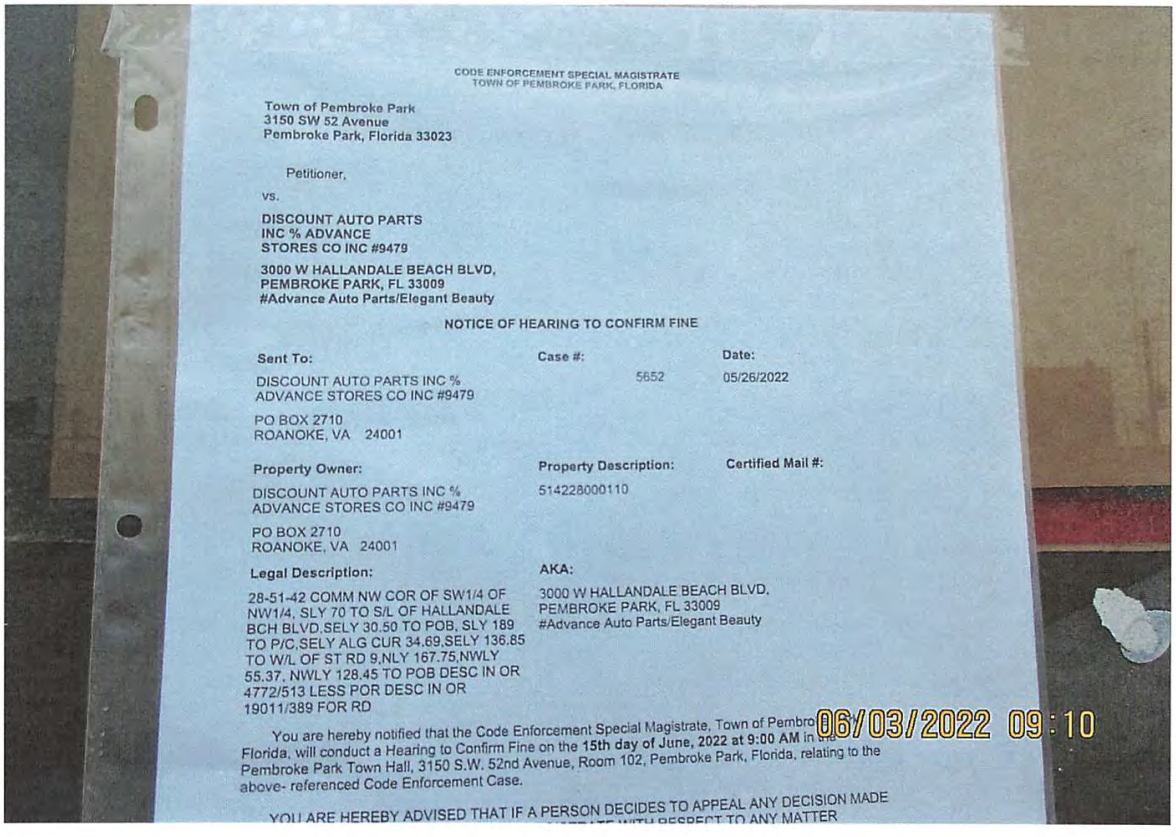
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [X] online notarization this 13 day of June, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[signature]
Signature

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

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230087
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.

**DISCOUNT AUTO PARTS
INC % ADVANCE
STORES CO INC #9479**

**3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#Advance Auto Parts/Elegant Beauty**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479 PO BOX 2710 ROANOKE, VA 24001	5652	05/26/2022

Property Owner:	Property Description:	Certified Mail #:
DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479 PO BOX 2710 ROANOKE, VA 24001	514228000110	

Legal Description:	AKA:
28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD	3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Advance Auto Parts/Elegant Beauty

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembro
Florida, will conduct a Hearing to Confirm Fine on the **15th day of June, 2022 at 9:00 AM** in
Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the
above- referenced Code Enforcement Case.

06/03/2022 09:10

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE
WITH RESPECT TO ANY MATTER

Town of Pembroke Park

INVOICE

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

DATE: June 3, 2022
INVOICE # 603
FOR:

Case # 5652
DISCOUNT AUTO PARTS INC
% ADVANCE STORES CO INC
#9479

Bill To:

DISCOUNT AUTO PARTS INC
% ADVANCE STORES CO INC
#9479
PO BOX 2710,
ROANOKE, VA, 24001

3000 W HALLANDALE BEACH
BOULEVARD, PEMBROKE
PARK FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-103(a)(i)(k)(m)(h); 5-105; 5-207; 5-17; 5-2(a) and 21-19 Final Order on 11/17/2021		
1	Admin Fee	$ 100.00	$ 100.00
164	Day(s) of Per Diem from (01/02/2022-06/15/2022)	$ 150.00	$ 24,600.00
		Balance	$ 24,700.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

DISCOUNT AUTO PARTS
INC % ADVANCE
STORES CO INC #9479

3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#Advance Auto Parts/Elegant Beauty

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479 PO BOX 2710 ROANOKE, VA 24001	5652	05/26/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479 PO BOX 2710 ROANOKE, VA 24001	514228000110	

Legal Description:	**AKA:**
28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD	3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Advance Auto Parts/Elegant Beauty

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Case #:

5652

Date:

03/30/2021

Property Owner:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Property Description:

514228000110

Certified Mail #:

Legal Description:

28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD

AKA:

3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#Advance Auto Parts/Elegant Beauty

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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 (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 (m)	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - 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

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
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
ZONING	Sec. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73-8-2, § 4, 8-1-73)	30

Notes/Means of Correction:

1. Graffiti on backend of property and glass. Remove graffiti.
2. Parking lot requires maintenance. Pave and restripe. Obtain plans, permit and inspections.
3. Exterior maintenance required. Pressure wash common areas and walls.
4. Exterior maintenance required. Repair facades, drains and rails.
5. Installed electrical cameras and light fixtures without a permit. Obtain plans, permit and inspections.
6. Permanent windows signs are prohibited. Remove all window signs.
7. Dead grass. Remove and replace with new sod.
8. Remove trash/debris and miscellaneous items.
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
Chief Code Enforcement Officer

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. DISCOUNT AUTOPARTS INC C/O ADVANCE STORES CO INC #9479 Respondent(s)	)	Case No.: 5652

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: 3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: DISCOUNT AUTOPARTS INC C/O ADVANCE STORES CO INC #9479, PO BOX 2710, ROANOKE, VA, 24001

FOLIO NO.: 5142 28 00 0110

LEGAL DESCRIPTION: 28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD

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)(i)(k)(m)(h); 5-105; 5-207; 5-17; 5-2(b); 21-19. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(i)(k)(m)(h); 5-105; 5-207; 5-17; 5-2(b); 21-19 **WITHIN 45 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 $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 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DISCOUNT AUTO PARTS INC % CASE NO. 5652
ADVANCE STORES CO INC #9479
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479AT 10:11 A.M. ON THE 4 DAY OF NOVEMBER 2021.

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

TYPE OF SERVICE

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

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

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

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

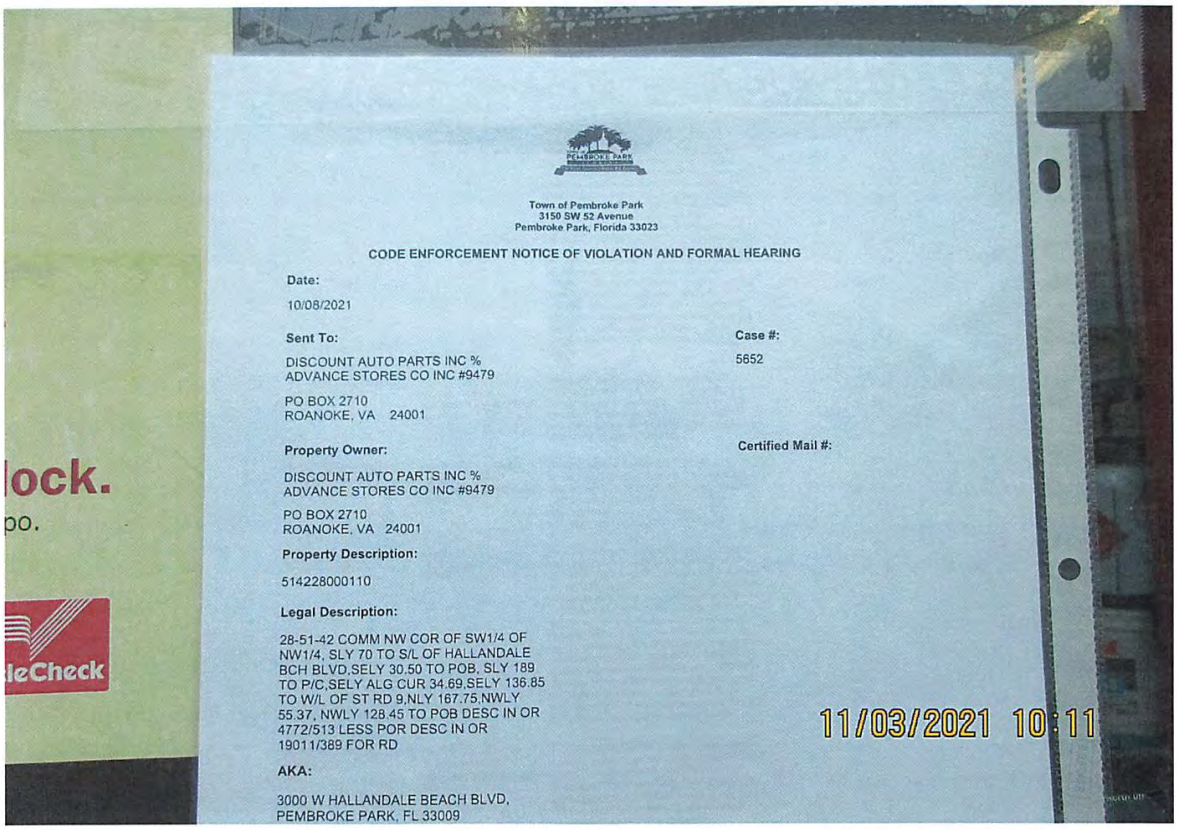
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of NOVEMBER 2021, by JOSELINE RAMIREZ as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

LUCIE MARIE MANZEROLLE
Notary Public - State of Florida
Commission # HH 144012
My Comm. Expires Aug 23, 2025
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:

10/08/2021

Sent To:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Case #:

5652

Property Owner:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Certified Mail #:

Property Description:

514228000110

Legal Description:

28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD

AKA:

3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

11/03/2021 10:11



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/08/2021

Sent To:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Case #:

5652

Property Owner:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
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AKA:

3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#Advance Auto Parts/Elegant Beauty

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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 (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 (m)	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - 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

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
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
ZONING	Sec. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73-8-2, § 4, 8-1-73)	30

1. Graffiti on backend of property and glass. Remove graffiti.
2. Parking lot requires maintenance. Pave and restripe. Obtain plans, permit and inspections.
3. Exterior maintenance required. Pressure wash common areas and walls.
4. Exterior maintenance required. Repair facades, drains and rails.
5. Installed electrical cameras and light fixtures without a permit. Obtain plans, permit and inspections.
6. Permanent windows signs are prohibited. Remove all window signs.
7. Dead grass. Remove and replace with new sod.
8. Remove trash/debris and miscellaneous items.
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 17th day of November, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

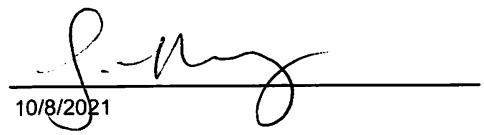
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

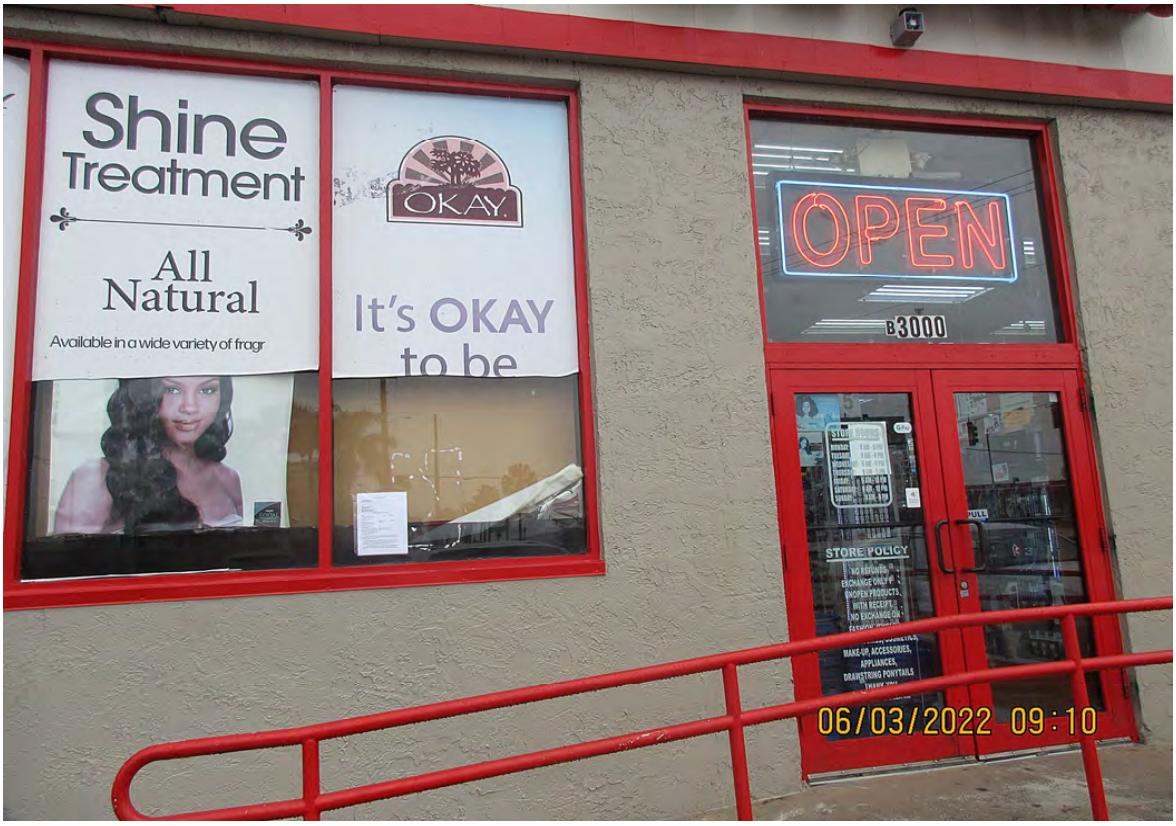
For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

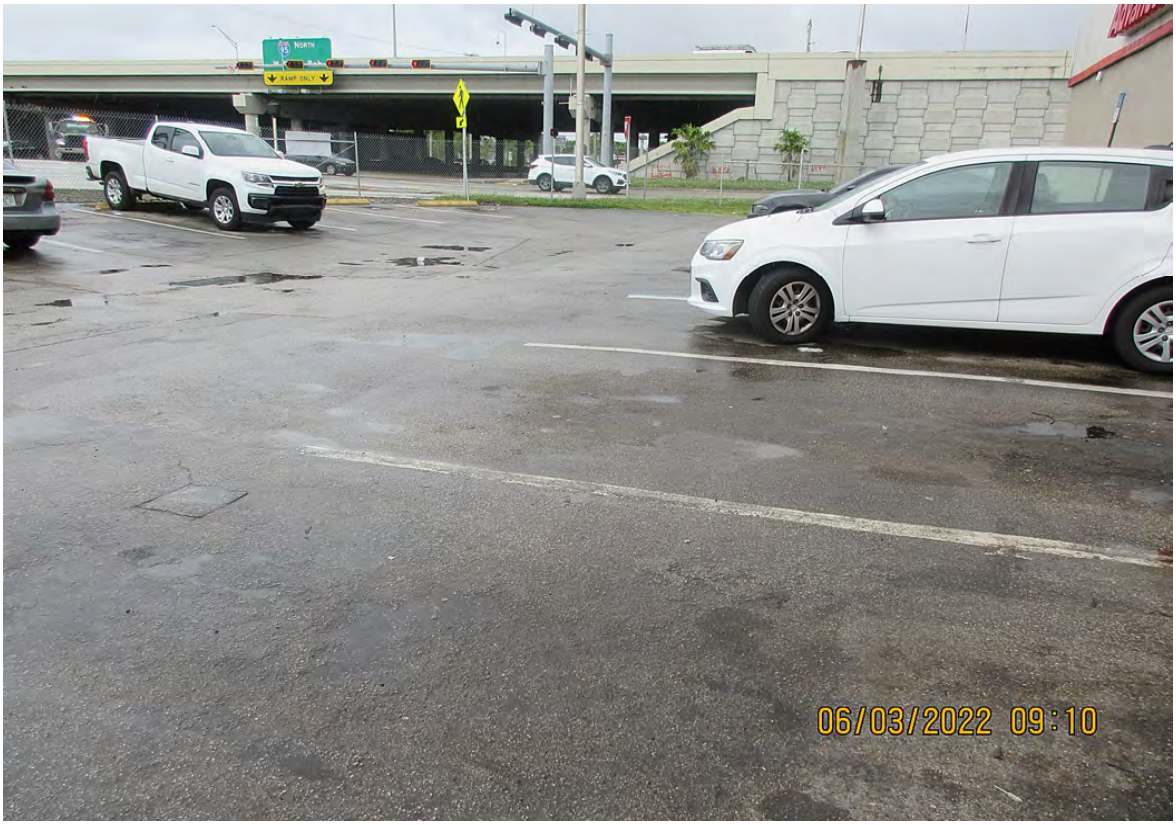
Joseline Ramirez

Chief Code Enforcement Officer



10/8/2021


Shine
Treatment
All
Natural
Available in a wide variety of fragr
OKAY
It's OKAY
to be
OPEN
B3000
STORE POLICY
06/03/2022 09:10


NORTH
RAMP ONLY
06/03/2022 09:10


06/03/2022 09:10


06/03/2022 09:11


06/03/2022 09:11


06/03/2022 09:11


Advance Auto Parts
06/03/2022 09:11


06/03/2022 09:11


GIFTS FOR DAD
GIFTS FOR DAD
SAVE $5
GIFTS FOR DAD
DieHard
3000
GIFTS FOR DAD
06/03/2022 09:12


ELEGANT BEAUTY SUPER STORES
Elegant
BEAUTY SUPPLY
Shine Treatment
All Natural
OKAY
It's OKAY to be
OPEN
CODE ENFORCEMENT
06/03/2022 09:12


06/03/2022 09:12


TOW-AWAY
ZONE
954-925-3371
06/03/2022 09:12


PEOPLES
PAWN SHOPS
06/03/2022 09:12


06/03/2022 09:12


06/03/2022 09:13


3000
Soft,
Sensual
& Sexy
Aroma
06/03/2022 09:13


06/03/2022 09:13


06/03/2022 09:13


Soft,
Sensual
& Sexy
Aroma
06/03/2022 09:13


Soft,
Sensual
& Sexy
Aroma
06/03/2022 09:13


06/03/2022 09:10


Permenant window signs prohibited - remove all window signs
03/29/2021 17:01


Repair
03/29/2021 16:47


03/29/2021 16:48


Pressure wash
common areas
03/29/2021 16:48


03/29/2021 16:48


03/29/2021 16:48


03/29/2021 16:48


Cleanup debris and trash
03/29/2021 16:48


03/29/2021 16:50


pave and re stripe parking
lot with Building permit
03/29/2021 16:50


03/29/2021 16:50


03/29/2021 16:50

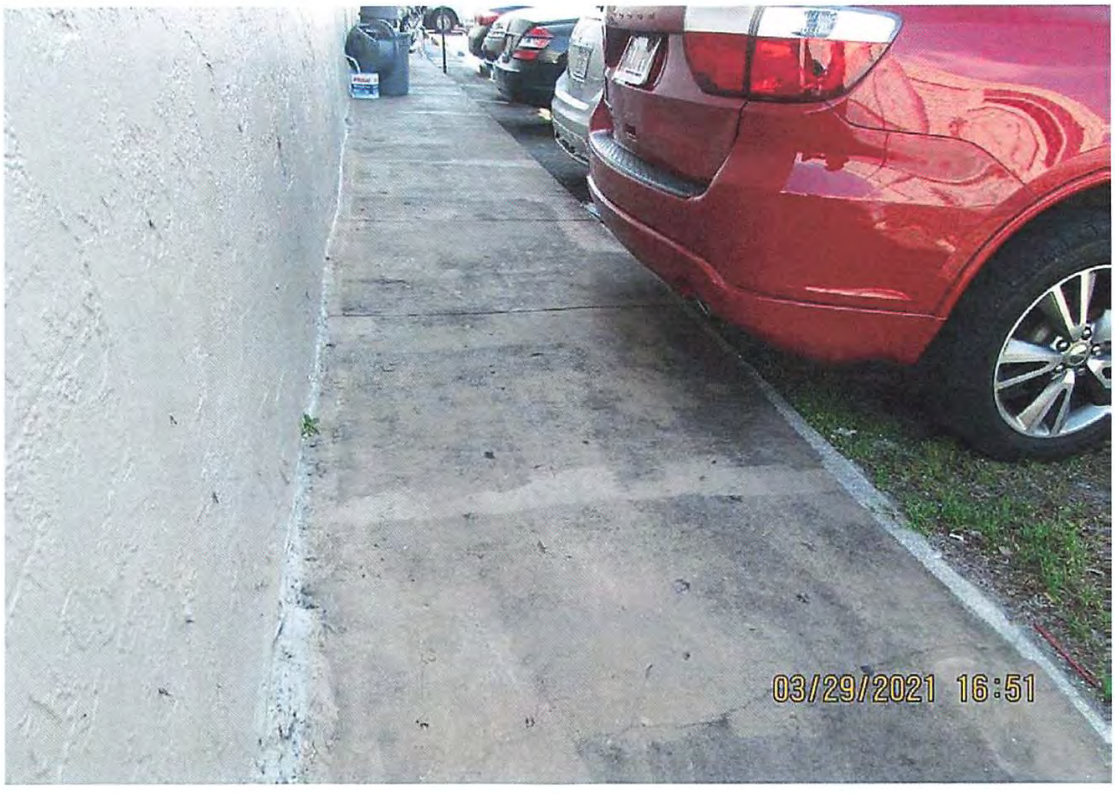

03/29/2021 16:50

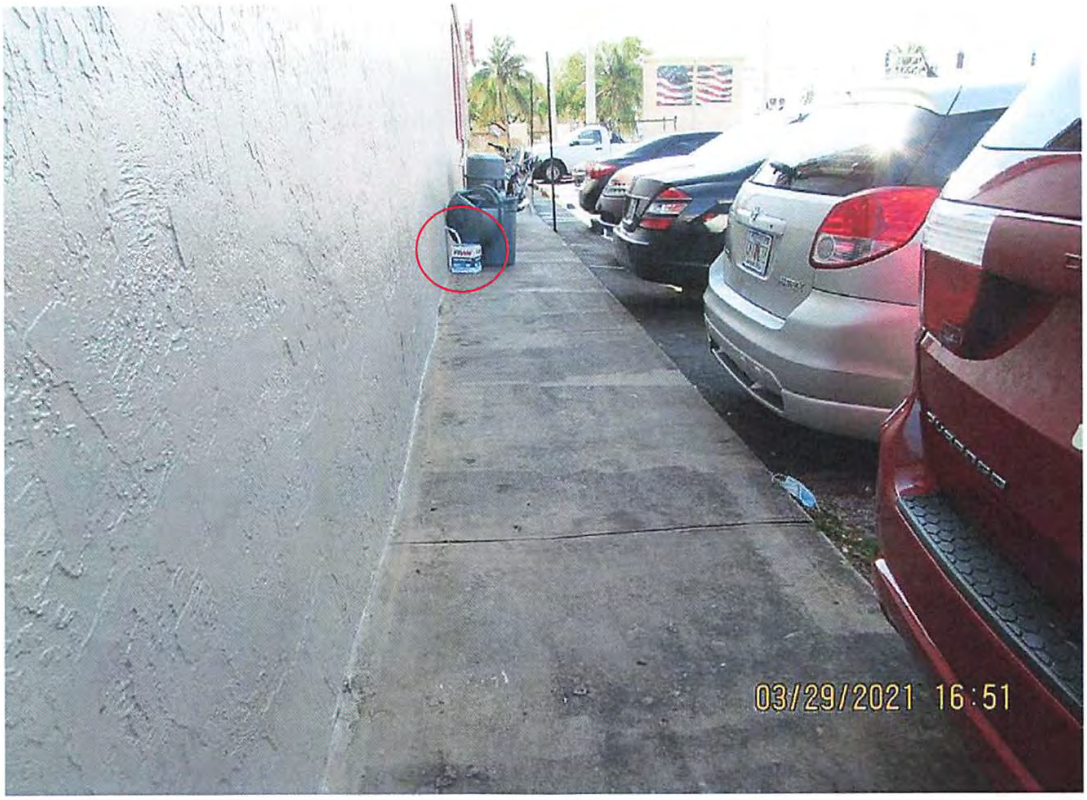

03/29/2021 16:51

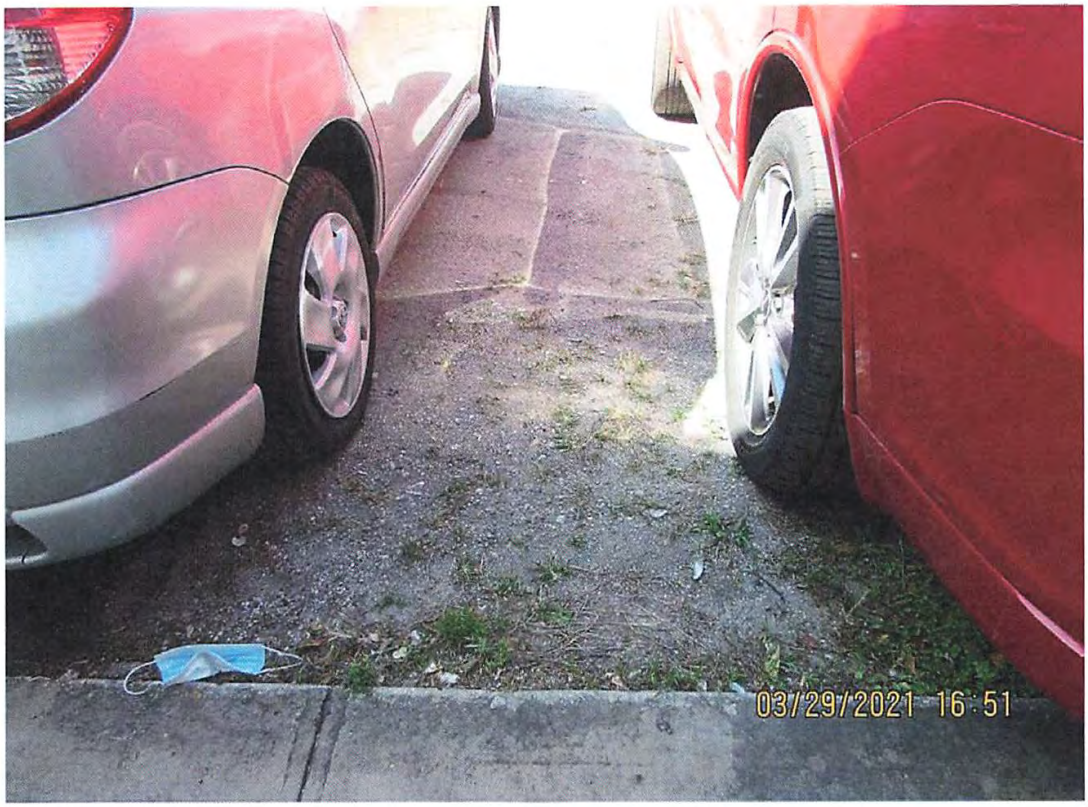

Remove dead vegetation and install sod
03/29/2021 16:51


Remove
03/29/2021 16:51


Pressure wash
03/29/2021 16:51


03/29/2021 16:51


03/29/2021 16:51


03/29/2021 16:51


03/29/2021 16:52


03/29/2021 16:52


03/29/2021 16:52

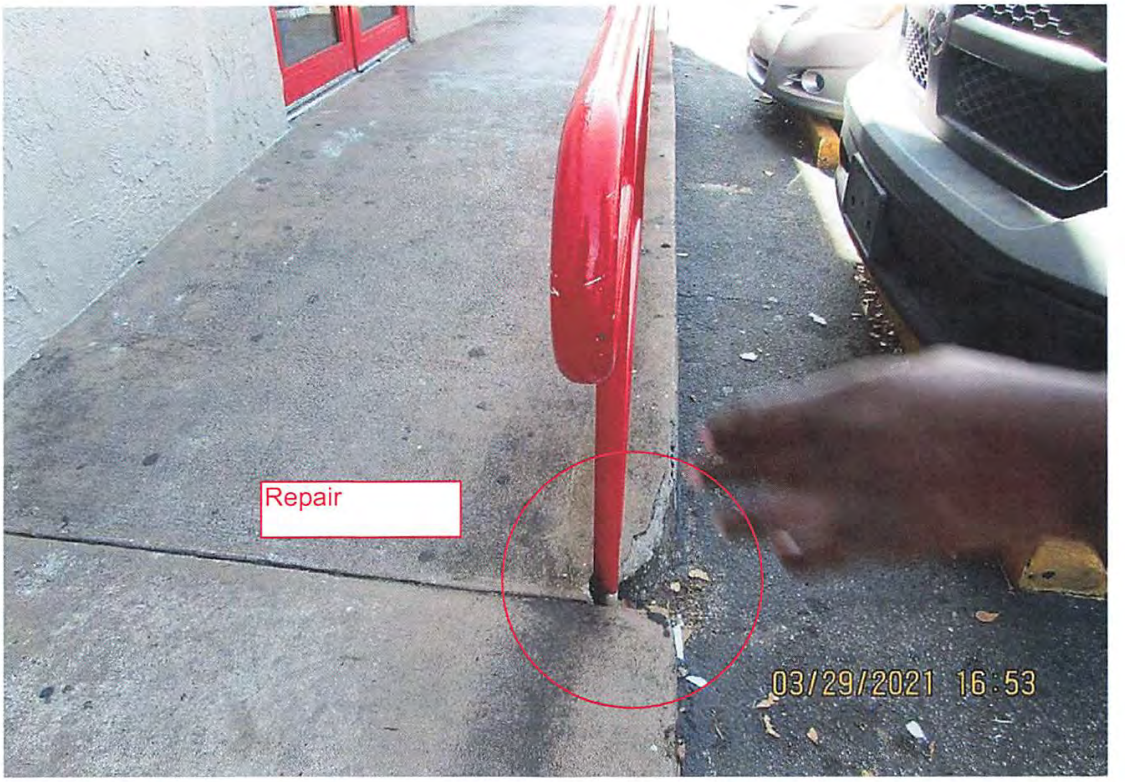

03/29/2021 16:52


03/29/2021 16:52


03/29/2021 16:53


Repair leaning
over rail
03/29/2021 16:53


03/29/2021 16:53


Repair
03/29/2021 16:53


03/29/2021 16:53


03/29/2021 16:53


03/29/2021 16:53


03/29/2021 16:53


03/29/2021 16:53


TOW-AWAY
24 HRS ZONE 7 DAYS
UNAUTHORIZED VEHICLES
WILL BE TOWED AT
OWNERS RISK AND EXPENSE
ITS TOWING & RECOVERY
2437 PEMBROKE RD. HOLLYWOOD
954-925-3371
03/29/2021 16:53


03/29/2021 16:54


remove graffiti
03/29/2021 16:54


03/29/2021 16:54


03/29/2021 16:54


03/29/2021 16:54

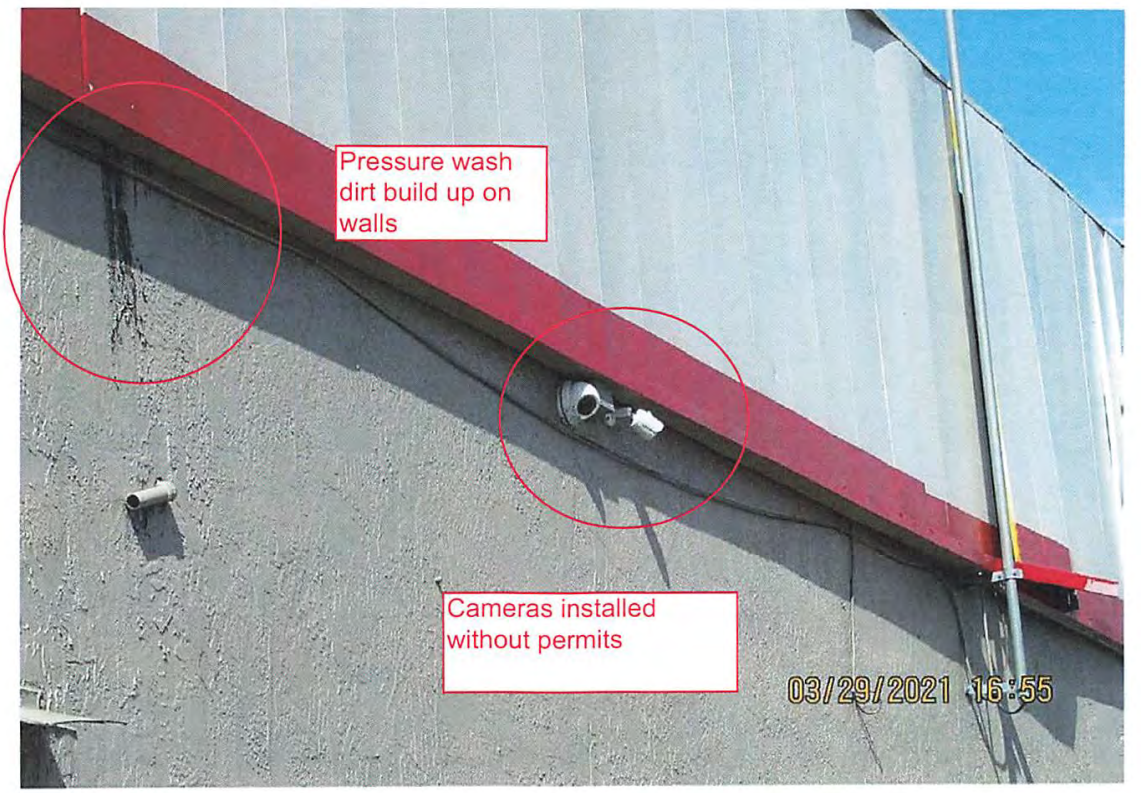

Repair cracked glass
03/29/2021 16:55


COCONUT
03/29/2021 16:55


Repair facades
03/29/2021 16:55


Pressure wash
03/29/2021 16:55


03/29/2021 16:55


Pressure wash dirt build up on walls
Cameras installed without permits
03/29/2021 16:55


Repair drain
Pressure wash dirt build up on walls
03/29/2021 16:56


03/29/2021 16:56


03/29/2021 16:56


Installed new light fixtures without permits
03/29/2021 16:56


Remove
03/29/2021 16:57


03/29/2021 16:57


Maintain grass area
03/29/2021 16:57


03/29/2021 16:57


03/29/2021 16:58


03/29/2021 16:59


03/29/2021 16:59


03/29/2021 16:59


SUPER STORES
OKAY
Everyday
Beauty Care
03/29/2021 16:59


03/29/2021 16:59


RV ACCIDENT
1-800-FL-LEGAL
RUBENSTEIN LAW
ELEGANT BEAUTY
SUPER STORES
OPEN
03/29/2021 17:01


FLORIDA PREPAID
ELEGANT BEAUTY
SUPER STORES
Shine
Treatment
All
Natural
It's OKAY
to be
OPEN
Everyday
Beauty Care
Products
Curl
Enhancing
HAIR STYLERS
03/29/2021 17:01


TAX SEASON
SAVE $15
SPECIAL
TAX SEASON
SAVE $50
SPECIAL
3000
TAX SEASON
$23.99
DieHard
SPECIAL
03/29/2021 17:01


3000
STORE HOURS
MON-FRI
7:30a-9:00p
SATURDAY
7:30a-9:00p
SUNDAY
8:00a-8:00p
COME JOIN OUR WINNING TEAM
WE RECYCLE BATTERY CORES
FRAM
11/03/2021 10:11


Advance Auto Parts
11/02/2021 09:52


Elegant
11/02/2021 09:52


STOP
ONLY
11/03/2021 10:10


11/03/2021 10:10

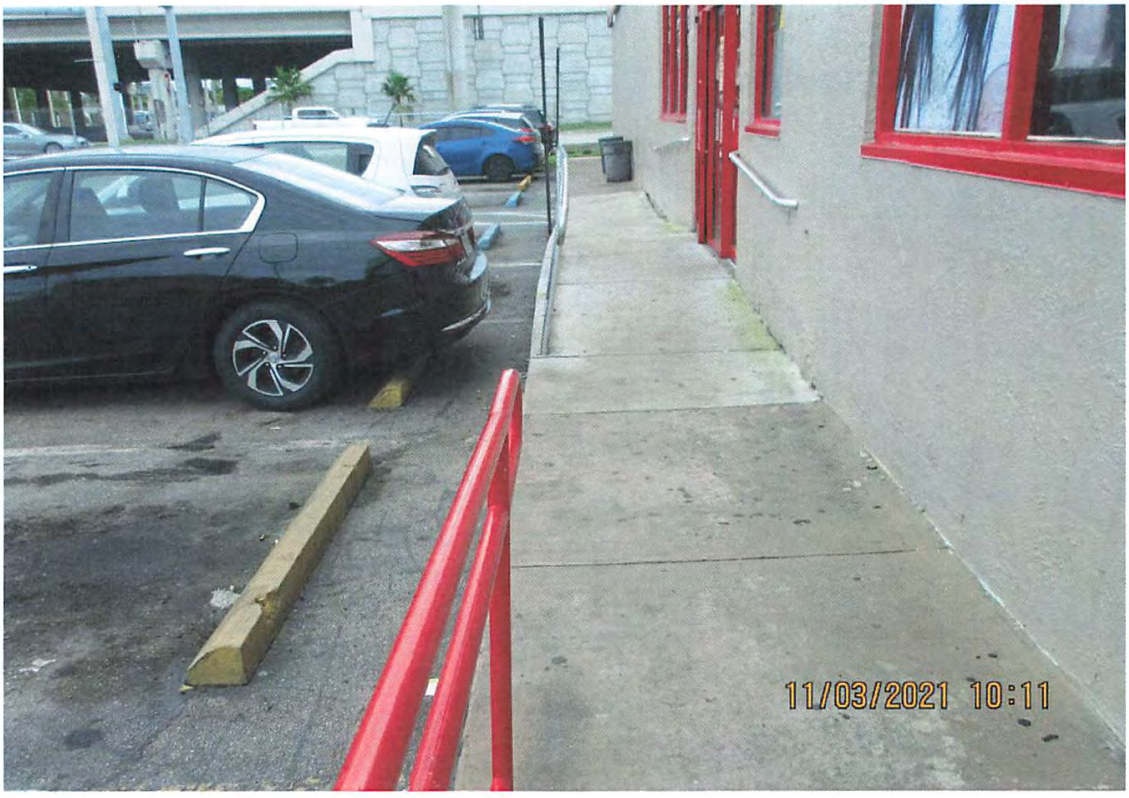

SOUTH
95
NORTH
RAMP ONLY
11/03/2021 10:10


03/29/2021 16:58


03/29/2021 16:58

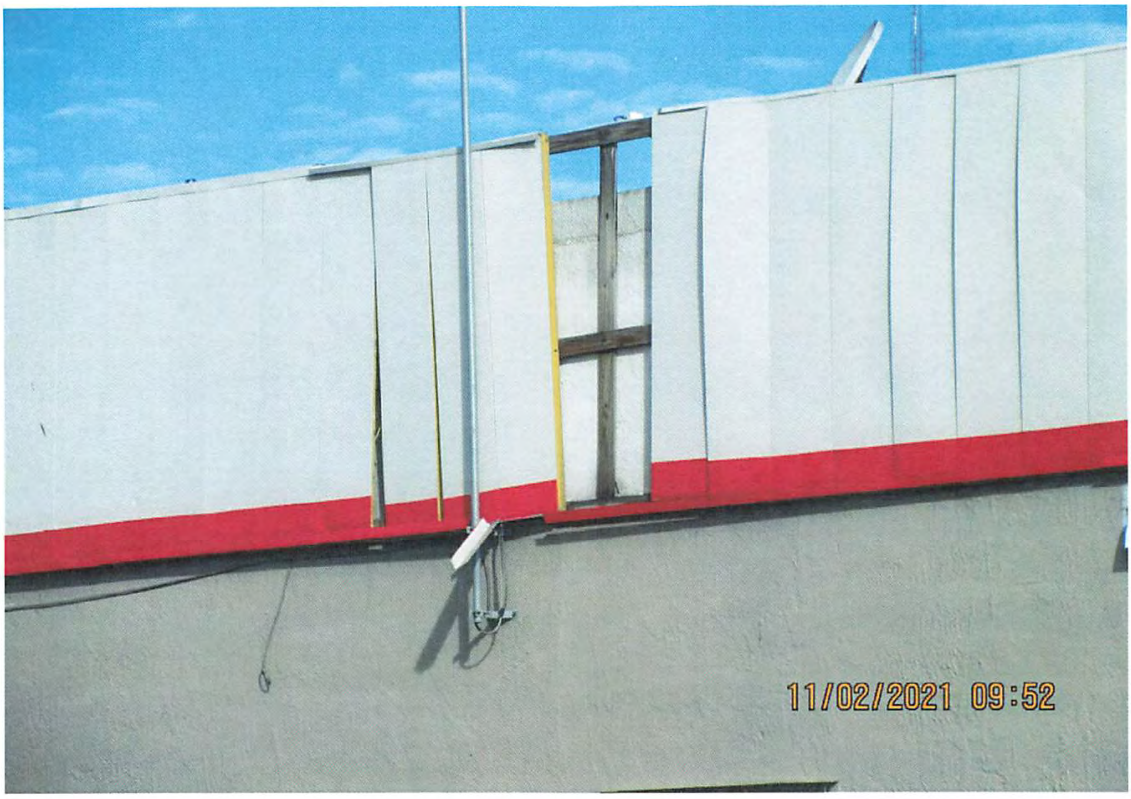

11/03/2021 10:11


11/03/2021 10:11


11/03/2021 10:11


11/03/2021 10:10


11/03/2021 10:10


11/02/2021 09:52


11/02/2021 09:52


11/03/2021 10:10


ELEGANT BEAUTY
SUPER STORES
OPEN
Curl
Enhancing
HAIR STYLERS
OKAY
Everyday
Beauty Care
Products
Shine
11/03/2021 10:10


ELEGANT BEAUTY
SUPER STORES
Shine
Treatment
All Natural
It's OKAY to be
OPEN
Everyday
Beauty Care
Products
Curl
Enhancing
HAIR STYLERS
Elegant
SHOPS
11/03/2021 10:10


11/03/2021 10:10

Case Overview

Property/Incident Information

Owner	Address	Site Address
E&M PROPERTIES 2665 LLC/Sunshine Provisions	2649 S PARK RD HALLANDALE BEACH, FL 33009	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd

Legal Description

Case Status Open **Case #** 5771 **Date Next Inspection** 6/15/2022

Notes

1. Repeat Violation, operating without a Business Tax Receipt License. All operations must cease immediately until Business Tax Receipt is obtained. Re-inspection required.
2. Combined warehouses (2641 through 2681) without a Building Permit. Obtain plans, permit and inspections.
3. Installed electrical cameras, light fixtures and a/c replacement without a permit. Obtain plans, permit and inspections.
4. Odor nuisances coming from dumpster. Sanitize dumpster and request frequent pick ups (up to 5x a week). Complied.
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/26/2021		Notice of Violation	Hand 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
5/26/2022	6/15/2022	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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 6/15/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/15/2022
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 6/15/2022
HEALTH AND SANITATION	Sec. 12-76. (d) Nuisances: duty of property owners and tenants to prevent.	(d) It shall be unlawful for any person to use a vehicle, equipment, receptacle, or container that emits objectionable odors which are detectable at any point beyond the property limits where such vehicle, equipment, receptacle, or container is located. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 6/15/2022
HEALTH AND SANITATION	Sec. 12-76. (e) Nuisances: duty of property owners and tenants to prevent.	The emission into the outdoor air of any fume, gas, dust (or other particulate), mist, substance, smoke, or vapor, odor, or any combination thereof which: (1) causes annoyance or discomfort; or, (2) produces irritation of the upper respiratory tract; or, (3) produces symptoms of nausea; or (4) befouls the atmosphere of buildings; or (5) causes an interference with normal social or family functions or lifestyles or with the enjoyment of life or property (such as but not limited to, the preparation and consumption of meals, enjoyment of the outdoors, receipt of visitors and guests at homes [or which causes changes in behavior such as over-washing of clothing, or which causes doors to be closed and windows closed to minimize indoor effects, etc.]); or (6) is detrimental to the comfort, living conditioned, welfare or repose of occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town ...	Not in Compliance - Reinspection Date: 6/15/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 6/15/2022
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: 6/15/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$29,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$29,100.00**

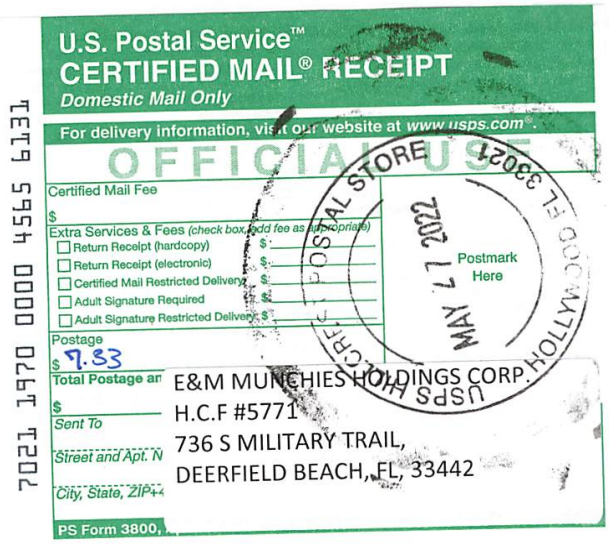
Payments

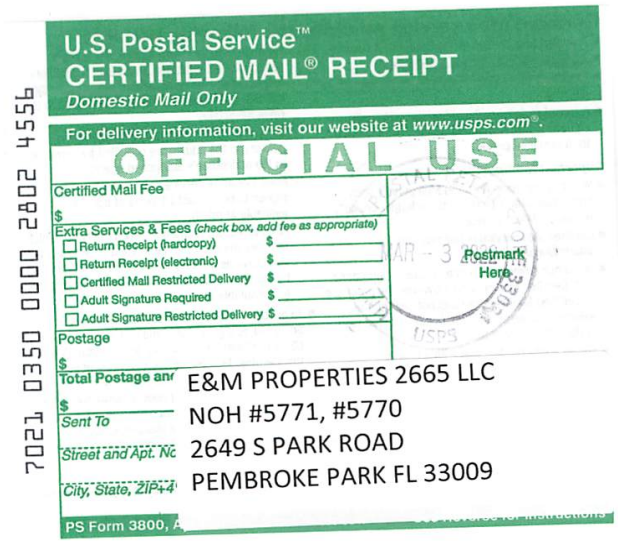
Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$29,100.00


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CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
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Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.33
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
Postmark Here
MAY 17 2022
7021 1970 0000 4565 6148
E&M PROPERTIES 2665 LLC
H.C.F #5771
2649 S PARK RD,
HALLANDALE BEACH, FL, 33009

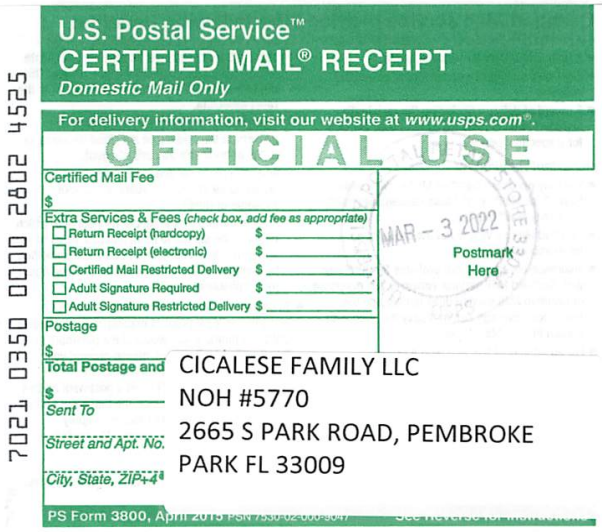

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Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.33
Total Postage an
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
Postmark Here
7021 1970 0000 4565 6155
E&M PROPERTIES 2665 LLC
H.C.F #5771
2641 S PARK ROAD
PEMBROKE PARK, FL, 33009

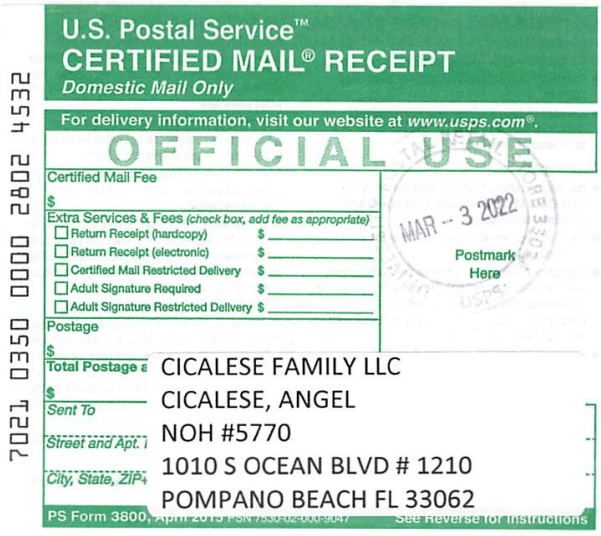

U.S. Postal Service™
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Domestic Mail Only
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.33
Total Postage an
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,
Postmark Here
MAY 17 2022
7021 1970 0000 4565 6131
E&M MUNCHIES HOLDINGS CORP.
H.C.F #5771
736 S MILITARY TRAIL,
DEERFIELD BEACH, FL, 33442


U.S. Postal Service™
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Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
MAR - 3 2022
Postmark Here
7021 0350 0000 2802 4556
E&M PROPERTIES 2665 LLC
NOH #5771, #5770
2649 S PARK ROAD
PEMBROKE PARK FL 33009


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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
MAR - 3 2022
Postmark Here
7021 0350 0000 2802 4563
E&M PROPERTIES 2665 LLC
NOH #5771, #5770
2649 S PARK RD
HALLANDALE BEACH FL 33009-3815


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
MAR - 3 2022
Postmark Here
7021 0350 0000 2802 4549
E&M MUNCHIES HOLDINGS CORP.
NOH #5771, #5770
736 S Military Trail
Deerfield Beach, FL 33442


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, April 2015
MAR - 3 2022
Postmark Here
7021 0350 0000 2802 4525
CICALESE FAMILY LLC
NOH #5770
2665 S PARK ROAD, PEMBROKE
PARK FL 33009


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 a
Sent To
Street and Apt.
City, State, ZIP+
PS Form 3800,
See Reverse for Instructions
MAR - 3 2022
Postmark Here
7021 0350 0000 2802 4532
CICALESE FAMILY LLC
CICALESE, ANGEL
NOH #5770
1010 S OCEAN BLVD # 1210
POMPANO BEACH FL 33062



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Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.33

Sent To
E&M MUNCHIES HOLDINGS CORP.

Street and Apt. No.
F.O. #5771, #5770
736 S Military Trail

City, State, ZIP+4
Deerfield Beach, FL 33442

PS Form 3800, April 2015

7021 0350 0000 2802 4747

Postmark Here



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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
$ 7.33

Sent To
E&M PROPERTIES 2665 LLC

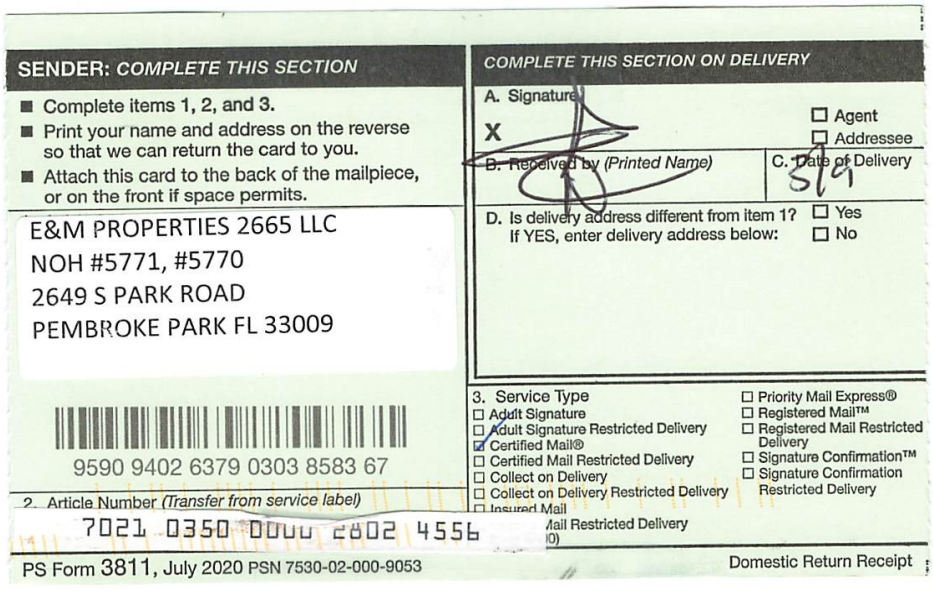
Street and Apt. No.
F.O. #5771, #5770
2649 S PARK RD

City, State, ZIP+4
HALLANDALE BEACH FL 33009-3815

PS Form 3800,

7021 0350 0000 2802 4730

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.

E&M PROPERTIES 2665 LLC
NOH #5771, #5770
2649 S PARK ROAD
PEMBROKE PARK FL 33009

9590 9402 6379 0303 8583 67

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 4556

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

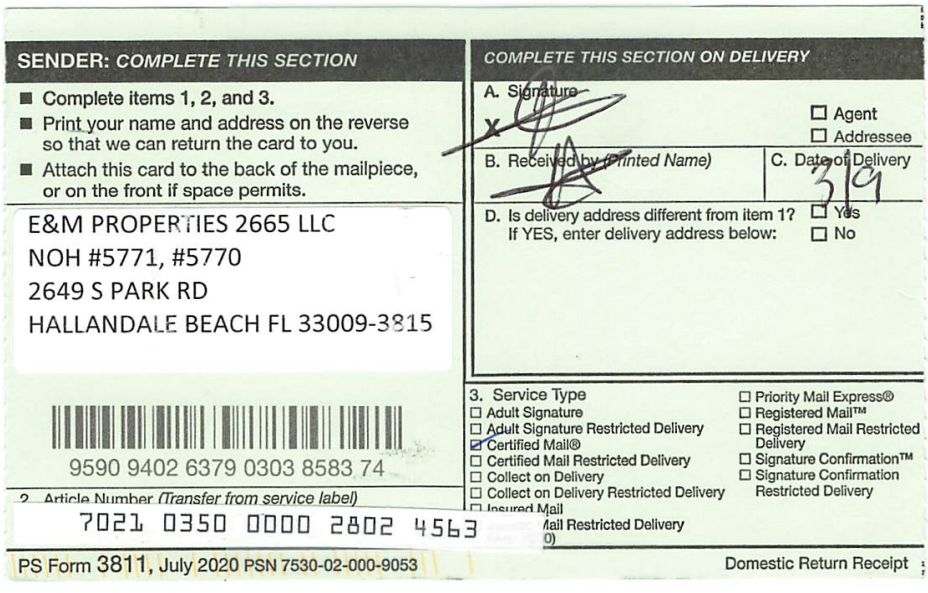
B. Received by *(Printed Name)*

C. Date of Delivery
3/9

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

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

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.

E&M PROPERTIES 2665 LLC
NOH #5771, #5770
2649 S PARK RD
HALLANDALE BEACH FL 33009-3815

9590 9402 6379 0303 8583 74

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 4563

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

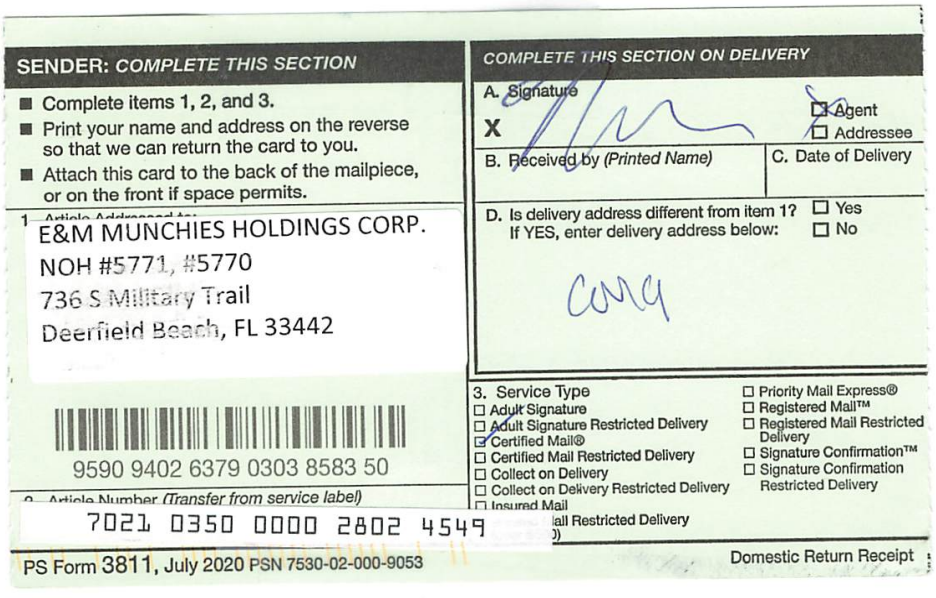
B. Received by *(Printed Name)*

C. Date of Delivery
3/9

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

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

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:

E&M MUNCHIES HOLDINGS CORP.
NOH #5771, #5770
736 S Military Trail
Deerfield Beach, FL 33442

9590 9402 6379 0303 8583 50

2. Article Number (Transfer from service label)

7021 0350 0000 2802 4549

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

COMPLETE THIS SECTION ON DELIVERY

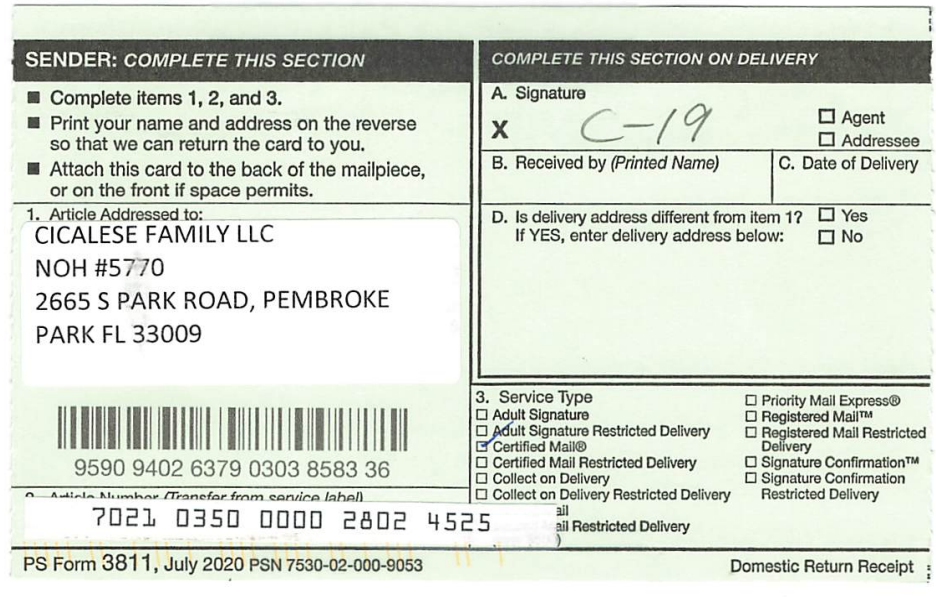
A. Signature
X
☐ Agent
☐ Addressee

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:

CICALESE FAMILY LLC
NOH #5770
2665 S PARK ROAD, PEMBROKE
PARK FL 33009

9590 9402 6379 0303 8583 36

2. Article Number (Transfer from service label)

7021 0350 0000 2802 4525

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

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5770 & 5771

Hasler FIRST CLASS MAIL
04/29/2021
US POSTAGE $000.71⁰
ZIP 33023
011D10656696

Sunshine Provisions
Cicalese Family LLC
2665 S Park Rd
Pembroke Park, FL 33009

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5771 & 5770

Hasler FIRST CLASS MAIL
04/29/2021
US POSTAGE $000.71⁰
ZIP 33023
011D10656696

E & M Munchies Holding Corp
736 S Military Trail
Deerfield Beach, FL 33442

[OF PEMBROKE PARK
ID AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5770

Hasler FIRST CLASS MAIL
04/29/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

Sent To:

CICALESE FAMILY LLC/Sunshine Provisions

1010 S OCEAN BLVD # 1210
POMPANO BEACH, FL 33062

Case #:

5770

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5771 & 5770

Hasler FIRST-CLASS MAIL
04/29/2021
US POSTAGE $000.71º

ZIP 33023
011D10656696

Sent To:

E&M PROPERTIES 2665 LLC/Sunshine Provisions

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Case #:

5771



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0068
Property Owner	E&M PROPERTIES 2665 LLC	Millage	0613
Mailing Address	2649 S PARK RD HALLANDALE BEACH FL 33009-3815	Use	48-01
Abbr Legal Description	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$54,600	$488,160	$542,760	$542,760	
2021	$54,600	$444,730	$499,330	$499,330	$10,737.91
2020	$54,600	$469,160	$523,760	$523,760	$11,303.68

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$542,760	$542,760	$542,760	$542,760
Portability	0	0	0	0
Assessed/SOH	$542,760	$542,760	$542,760	$542,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$542,760	$542,760	$542,760	$542,760

Sales History

Date	Type	Price	Book/Page or CIN
5/22/2017	WD-Q	$725,000	114402662
3/27/2015	WD-D	$400,000	112897344
2/12/2004	SWD	$335,000	36951 / 1764
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	7,800	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
E&M PROPERTIES 2665 LLC

Filing Information

Document Number	L17000021027
FEI/EIN Number	81-5279187
Date Filed	01/26/2017
Effective Date	01/26/2017
State	FL
Status	ACTIVE

Principal Address

2649 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

Changed: 02/28/2022

Mailing Address

736 S Military Trail
Deerfield Beach, FL 33442

Changed: 03/08/2021

Registered Agent Name & Address

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Address Changed: 03/08/2021

Authorized Person(s) Detail

Name & Address

Title AMBR

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Annual Reports

Report Year	Filed Date

2020	04/28/2020
2021	03/08/2021
2022	02/28/2022

Document Images

02/28/2022 -- ANNUAL REPORT	View image in PDF format
03/08/2021 -- ANNUAL REPORT	View image in PDF format
04/28/2020 -- ANNUAL REPORT	View image in PDF format
05/09/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
01/26/2017 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

E&M PROPERTIES 2665 LLC CASE NO. 5771

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2641-2649 S PARK ROAD. PEMBROKE PARK FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2641-2649 S PARK ROAD. PEMBROKE PARK FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: E&M PROPERTIES 2665 LLC AT 9:21 A.M. ON THE 3 DAY OF JUNE 2022.

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

TYPE OF SERVICE

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

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

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

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

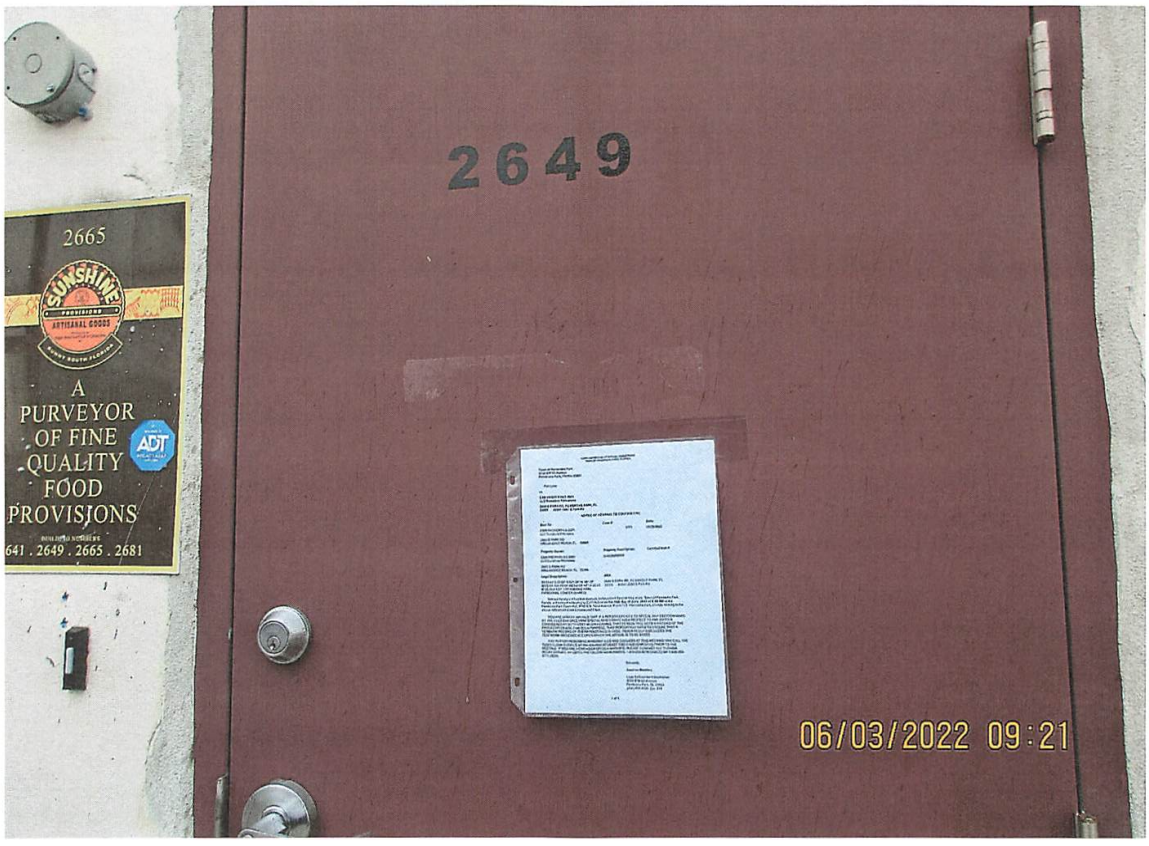
AFFIANT

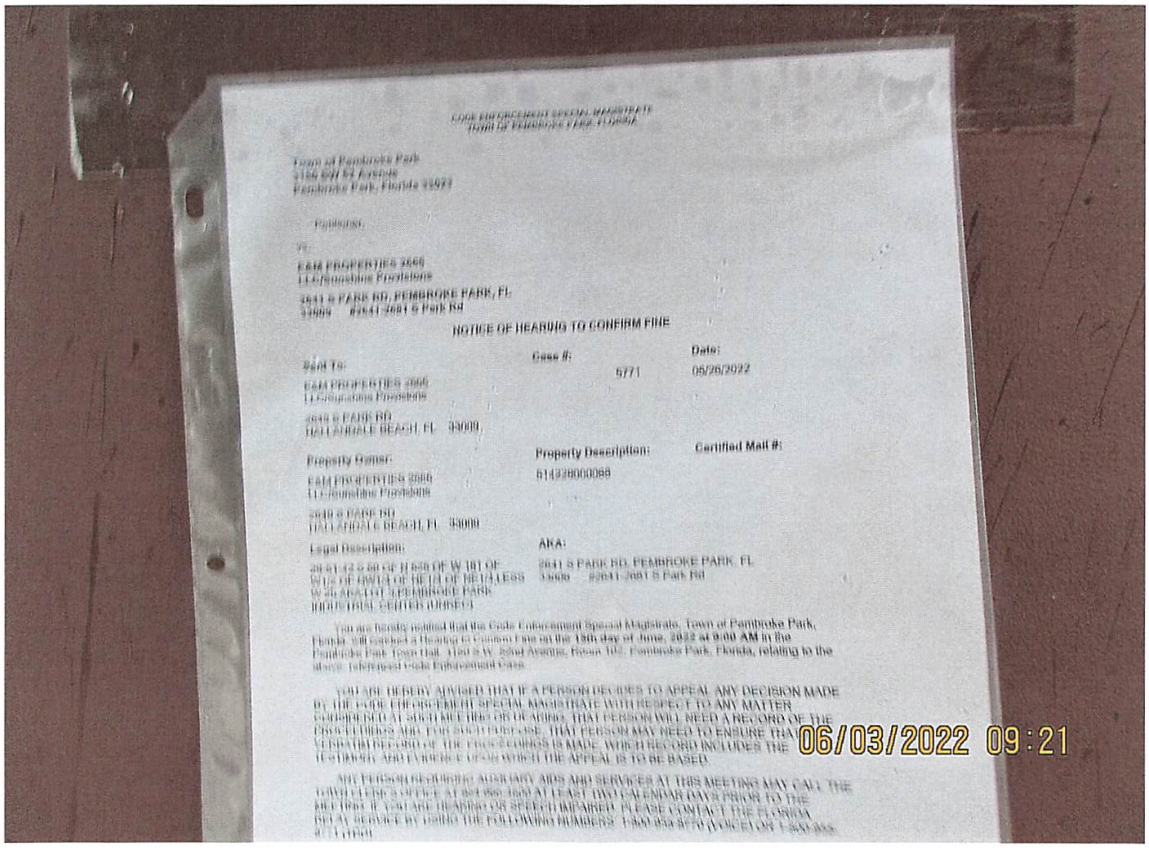
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [_] physical presence or [✓] online notarization this 13 day of June 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


2649
2665
SUNSHINE
PROVISIONS
ARTISANAL GOODS
A
PURVEYOR
OF FINE
QUALITY
FOOD
PROVISIONS
641 . 2649 . 2665 . 2681
06/03/2022 09:21


CODE ENFORCEMENT SPECIAL MAGISTRATE
Town of Pembroke Park, Florida
Town of Pembroke Park
EAM PROPERTIES 2666
NOTICE OF HEARING TO CONFIRM FINE
Case #:
Date:
Sent To:
5771
05/26/2022
EAM PROPERTIES 2666
2648 S PARK RD
HALLANDALE BEACH, FL 33009
Property Owner:
Property Description:
Certified Mail #:
5143280000088
EAM PROPERTIES 2666
2648 S PARK RD
HALLANDALE BEACH, FL 33009
Legal Description:
AKA:
2641 S PARK RD, PEMBROKE PARK, FL
33009 #2641-2681 S Park Rd
INDUSTRIAL CENTER (URREY)
06/03/2022 09:21

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

E&M PROPERTIES 2665
LLC/Sunshine Provisions

2641 S PARK RD, PEMBROKE PARK, FL
33009 #2641-2681 S Park Rd

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
E&M PROPERTIES 2665 LLC/Sunshine Provisions 2649 S PARK RD HALLANDALE BEACH, FL 33009	5771	05/26/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
E&M PROPERTIES 2665 LLC/Sunshine Provisions 2649 S PARK RD HALLANDALE BEACH, FL 33009	514229000068	

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

INVOICE

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

DATE: June 3, 2022
INVOICE # 603
FOR:

Case # 5771
E&M PROPERTIES 2665 LLC

2641-2649 S PARK ROAD,
PEMBROKE PARK, FL, 33009

Bill To:

E&M PROPERTIES 2665 LLC
2649 S PARK RD,
HALLANDALE BEACH, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105; 5-2(a)(b); 12-76(a)(d)(e); 15-17 and 15-22 Final Order on 03/16/2022		
1	Admin Fee	$ 100.00	$ 100.00
60	Day(s) of Per Diem from (04/16/2022-06/15/2022)	$ 500.00	$ 30,000.00
		Balance	$ 30,100.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. E&M PROPERTIES 2665 LLC SUNSHINE PROVISIONS Respondent(s)	)	Case 5771

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: 2641-2681 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: E&M PROPERTIES 2665 LLC, 2649 S PARK RD HALLANDALE BEACH FL 33009-3815

FOLIO NO.: 5142 29 00 0068

LEGAL DESCRIPTION: 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 12-76(a)(d)(e); 15-17 and 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); 12-76(a)(d)(e); 15-17; and 15-22 **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 $ 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 16th day of March 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

E&M PROPERTIES 2665 LLC
SUNSHINE PROVISIONS CASE NO. 5771

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2649 S PARK RD HALLANDALE BEACH, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2649 S PARK RD HALLANDALE BEACH, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: E&M PROPERTIES 2665 LLC SUNSHINE PROVISIONS AT 11:32 A.M. ON THE 4 DAY OF MARCH 2022.

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

TYPE OF SERVICE

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

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

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

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

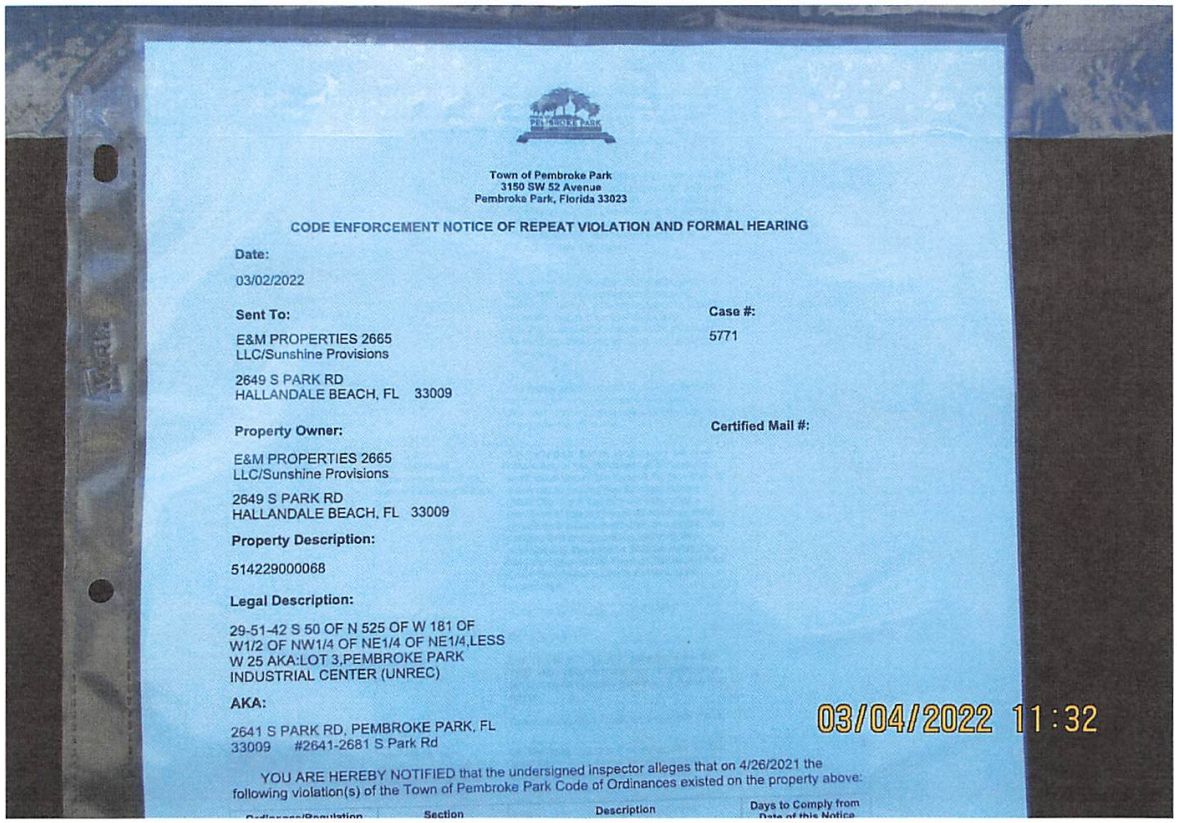
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

E&M PROPERTIES 2665
LLC/Sunshine Provisions

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Case #:

5771

Property Owner:

E&M PROPERTIES 2665
LLC/Sunshine Provisions

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000068

Legal Description:

29-51-42 S 50 OF N 525 OF W 181 OF
W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS
W 25 AKA:LOT 3,PEMBROKE PARK
INDUSTRIAL CENTER (UNREC)

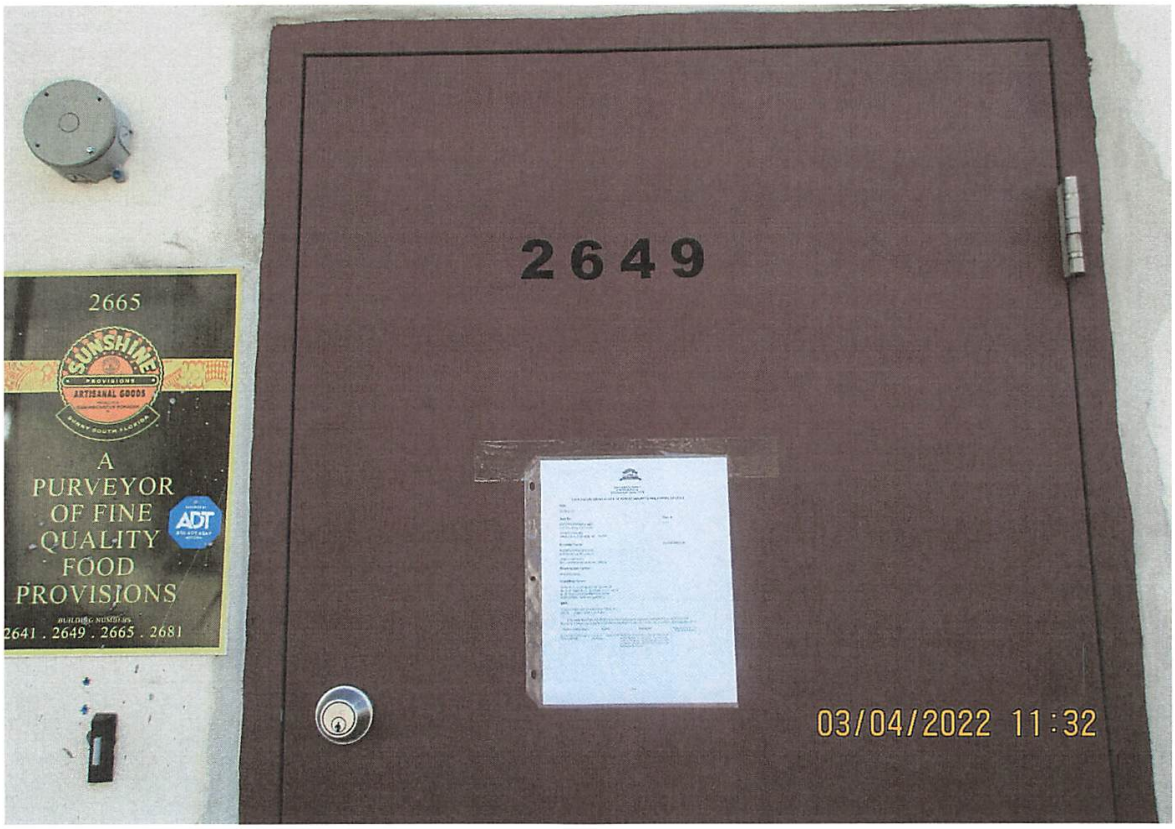
AKA:

2641 S PARK RD, PEMBROKE PARK, FL
33009 #2641-2681 S Park Rd

03/04/2022 11:32

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

E&M PROPERTIES 2665 LLC/Sunshine Provisions

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Case #:

5771

Property Owner:

E&M PROPERTIES 2665 LLC/Sunshine Provisions

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000068

Legal Description:

29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	2
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	2
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	2
HEALTH AND SANITATION	Sec. 12-76. (d) Nuisances: duty of property owners and tenants to prevent.	(d) It shall be unlawful for any person to use a vehicle, equipment, receptacle, or container that emits objectionable odors which are detectable at any point beyond the property limits where such vehicle, equipment, receptacle, or container is located. (Ord. No. 15-01-01)	2

HEALTH AND SANITATION	Sec. 12-76. (e) Nuisances: duty of property owners and tenants to prevent.	The emission into the outdoor air of any fume, gas, dust (or other particulate), mist, substance, smoke, or vapor, odor, or any combination thereof which: (1) causes annoyance or discomfort; or, (2) produces irritation of the upper respiratory tract; or, (3) produces symptoms of nausea; or (4) befouls the atmosphere of buildings; or (5) causes an interference with normal social or family functions or lifestyles or with the enjoyment of life or property (such as but not limited to, the preparation and consumption of meals, enjoyment of the outdoors, receipt of visitors and guests at homes [or which causes changes in behavior such as over-washing of clothing, or which causes doors to be closed and windows closed to minimize indoor effects, etc.]); or (6) is detrimental to the comfort, living conditioned, welfare or repose of occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town ...	2
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	2
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...	2

1. Repeat Violation, operating without a Business Tax Receipt License. All operations must cease immediately until Business Tax Receipt is obtained. Re-inspection required.
2. Combined warehouses (2641 through 2681) without a Building Permit. Obtain plans, permit and inspections.
3. Installed electrical cameras, light fixtures and a/c replacement without a permit. Obtain plans, permit and inspections.
4. Odor nuisances coming from dumpster. Sanitize dumpster and request frequent pick ups (up to 5x a week). Complied.
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 16th day of March, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

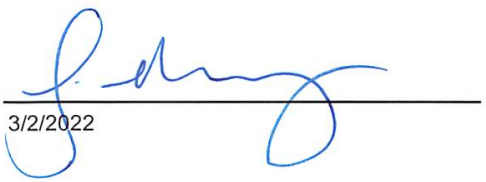
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



3/2/2022

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
E&M PROPERTIES 2665 LLC/Sunshine Provisions 2649 S PARK RD HALLANDALE BEACH, FL 33009	5771	04/26/2021

Property Owner:	Property Description:	Certified Mail #:
E&M PROPERTIES 2665 LLC/Sunshine Provisions 2649 S PARK RD HALLANDALE BEACH, FL 33009	514229000068	

Legal Description:	AKA:
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd

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HEALTH AND SANITATION	Sec. 12-76. (d) Nuisances: duty of property owners and tenants to prevent.	(d) It shall be unlawful for any person to use a vehicle, equipment, receptacle, or container that emits objectionable odors which are detectable at any point beyond the property limits where such vehicle, equipment, receptacle, or container is located. (Ord. No. 15-01-01)	2

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

1. Repeat Violation, operating without a Business Tax Receipt License. All operations must cease immediately until Business Tax Receipt is obtained.
2. Combined warehouses (2641 through 2681) without a Building Permit. Obtain plans, permit and inspections.
3. Installed electrical cameras, light fixtures and a/c replacement without a permit. Obtain plans, permit and inspections.
4. Odor nuisances coming from dumpster. Sanitize dumpster and request frequent pick ups (up to 5x a week).
5. Double permit fee assessed.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

M -
Th -
Per waste Mgmt

Michael
Mike Zeppersteen
Evan Saperstein

Name E & M Properties 2665 LLC Sunshine Provisions

Date 4/26/21

Site Address 2665 S Park Rd (2649-2681 S Park Rd)

Case # _____

Sub/Park _____

Permit # _____

- ☐ ***STOP ALL WORK**
- ☐ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☐ Violation of Town Ordinance # 15-17; 12-76(a)(d)(e)(3) 12-76(e)(4)
- ☐ NFPA # _____
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☒ Repeat Violation (Double fine)

Violation (s)

Operating without a Business TAX Receipt License. Combined warehouse, installed electrical cameras/light fixtures a/c replacement without a permit. Odor nuisances coming from dumpster.

Corrective Action(s)

Obtain Business TAX Receipt, Obtain plans, permit and inspections, sanatize dumpster and request frequent pick up (up to 5x a week)
All operations must cease immediately until Business TAX Receipt is obtained.

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

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 2

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

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

Joseline Ramirez
Code Enforcement Officer

Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator

Company comes out to pose the meat

DARLING INGREDIENTS INC.

DAR PRO SOLUTIONS

Gail
Google

DARLING INGREDIENTS INC.
5601 N MacArthur Blvd
Irving, TX 75038
813-626-1135

Invoice		
Invoice Number	**Date**	**Page**
11517569	**04/03/2021**	**1 / 1**
Bill To Cust No.	**Terms**	**Billing Period**
229774	**Due Upon Receipt**	**02/28-04/03**

BILL TO **E AND M INNOVATIVE FORAGER LLC**
2665 S PARK RD
HALLANDALE BEACH FL 33009

Cust No.	Store No.	Customer				
PO No.	**Description**		**Quantity**	**UOM**	**Unit Price**	**Extended Amount**
225021		SUNSHINE PROVISIONS 2665 S PARK RD PEMBROKE PARK, FL 33009				
	MIXED PRODUCT		3,800.00	LB	0.00000	0.00
	PANDEMIC SANITATION FEE RENDERING		4.00	EA	10.00000	40.00
	SERVICE FEE RENDERING		4.00	EA	53.00000	212.00

Invoice Total:	252.00
Applied Payments	0.00
Net Amount Due:	USD 252.00

----------*PLEASE DETACH AND SEND THIS COUPON WITH YOUR PAYMENT*----------
SEE REVERSE SIDE FOR CREDIT PAYMENT INFORMATION

DARLING INGREDIENTS INC.

PAY YOUR INVOICE ONLINE AT:
https://paymydarlingbill.com

REMITTANCE ADVICE
PLEASE RETURN
WITH YOUR PAYMENT

DAR PRO SOLUTIONS

ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	AMOUNT DUE
229774	04/03/2021	11517569	USD 252.00

REMIT TO: DARLING INGREDIENTS INC.
PO BOX 554885
DETROIT MI 48255-4885

BILL TO: E AND M INNOVATIVE FORAGER LLC
2665 S PARK RD
HALLANDALE BEACH FL 33009

01590554885002297740000115175690000000025200 8

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

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK

3150 SW 52 AVENUE

PEMBROKE PARK, FLORIDA 33308

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

vs.

E&M PROPERTIES 2665 LLC
SUNSHINE PROVISION

Respondent(s) **Case #:** 4601

SUPPLEMENTAL ORDER/CLAIM OF LIEN

TO: E&M PROPERTIES 2665 LLC

1703 AVENIDA DEL SOL BOCA RATON, FL 33432

The Town of Pembroke Park Code Enforcement Board, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the Town of Pembroke Park Code Enforcement Board did issue on 10/24/2019, a Final Order in the above captioned case determining the Respondent(s) was/were guilty of violating the following sections of THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES.

Sec. 15-17. - Business Tax Receipt Required.

The Board ordered that the Respondent(s) shall comply WITHIN FORTY-FIVE (45) DAYS FROM THE DATE OF THE FORMAL HEARING held on 10/24/2019, or a $50.00 (Fifty and 00/100 dollars) per diem fine will be assessed for each day the violations(s) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory $100.00 (One hundred and 00/100 dollars) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on 10/24/2019. The Board considered the circumstances relating to this case and confirmed fine of $4,150.00 (Four Thousand One Hundred Fifty and 00/100 dollars). Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board if compliance has occurred.

3. That/those said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #:	514229000068
LEGAL DESCRIPTION:	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)
STREET ADDRESS:	2649 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision

4. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 7 of the Town of Pembroke Park Code of Ordinances, as currently enacted or as may be amended from time to time. The Code Enforcement Board Clerk is directed to record a certified copy of this Order in the Public Records of Broward County, Florida.

This Supplemental Order and Claim of Lien entered by the Code Enforcement Board will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

Respondents may appeal a the Final Order of the Code Enforcement Board for the Town of Pembroke Park to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Final Order to be appealed.

DONE AND ORDERED this February 27, 2020

ATTEST:

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27 day of February, 2020 by Marlen Martell and Robert Janzer, Code Enforcement Board, respectively, of the Town of Pembroke Park, who are personally known to me and who did not take an oath.

My Commission Expires:

NOTARY PUBLIC, State of Florida at Large

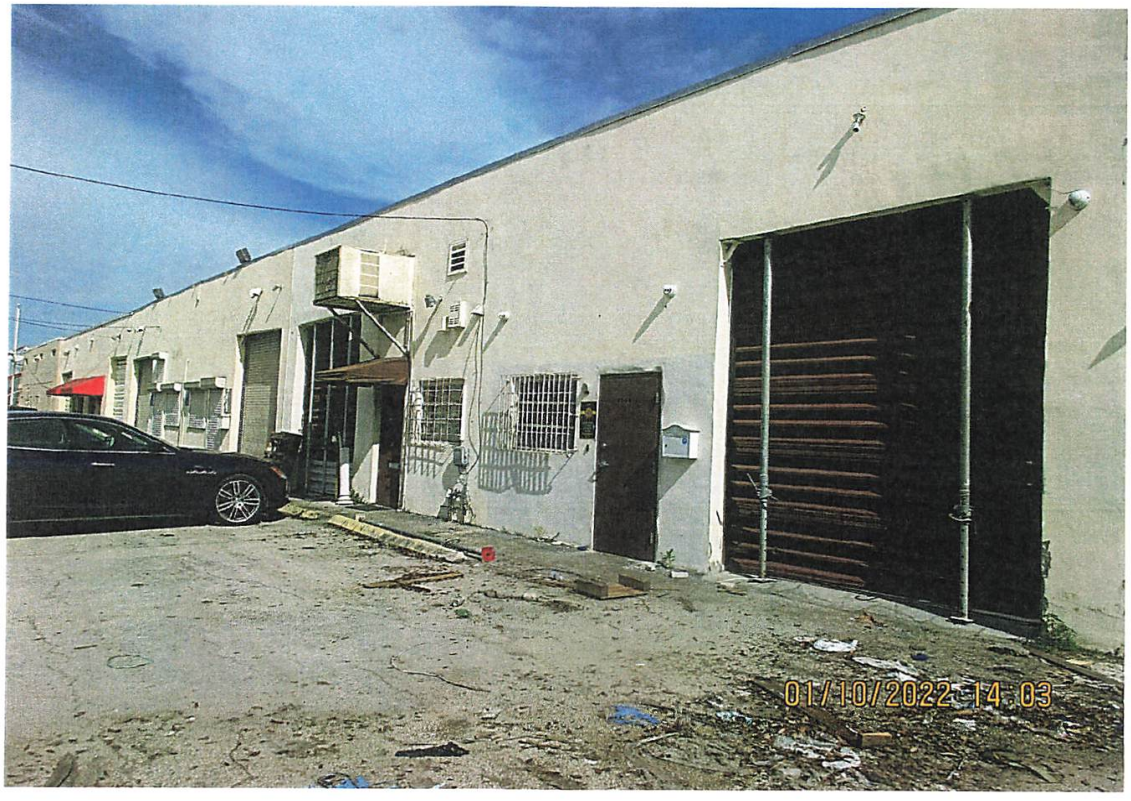
JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

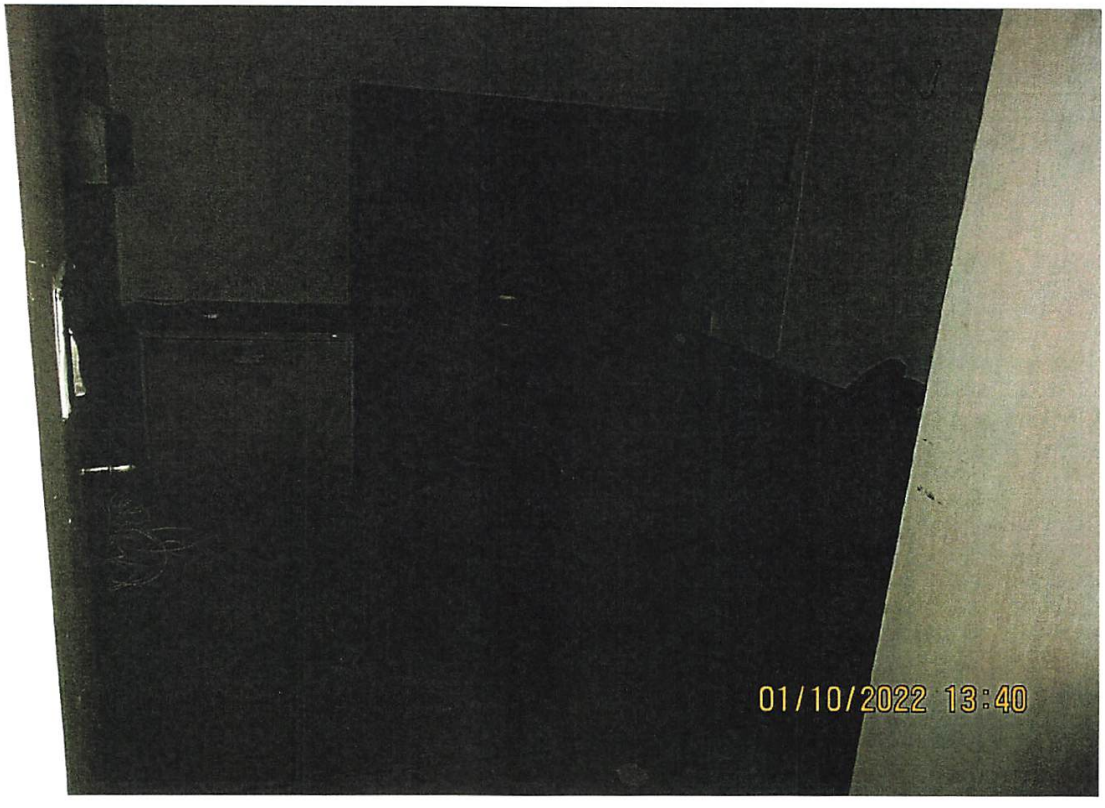
Jeffrey Louis

Print, type or stamp name of Notary

Commission Number, if any

Note: Mail your payment to the above address made payable to The Town of Pembroke Park.

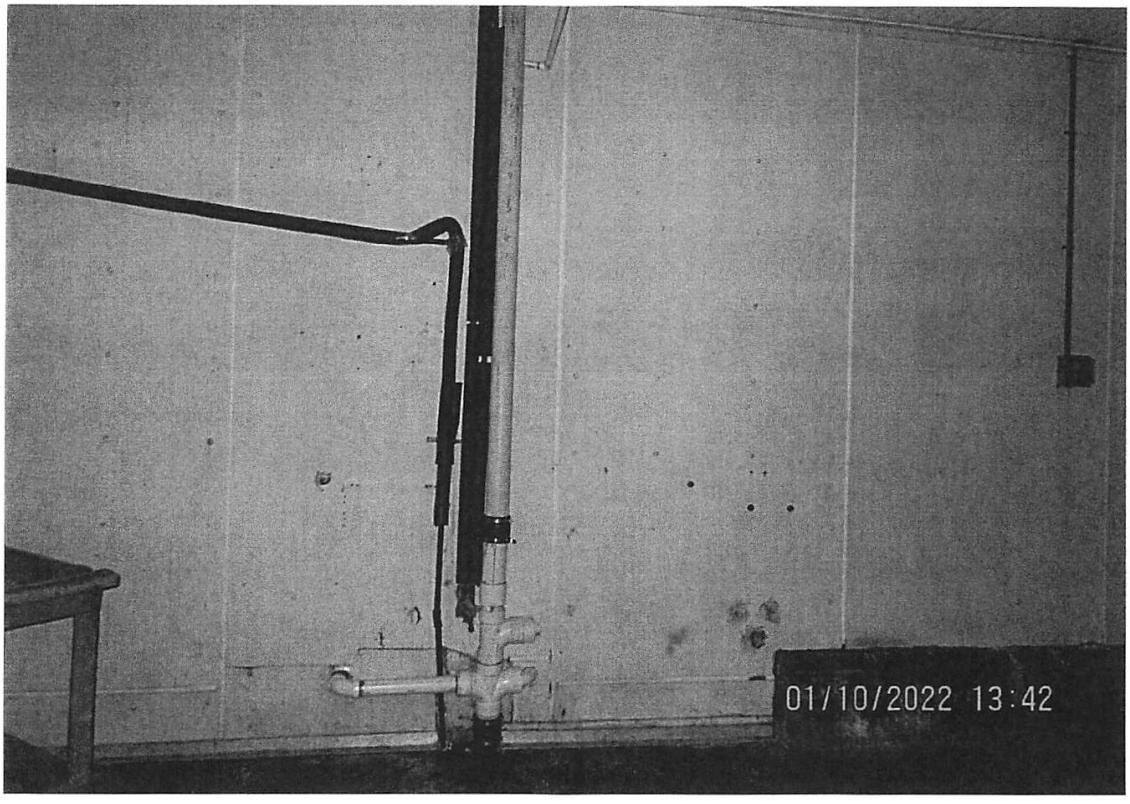

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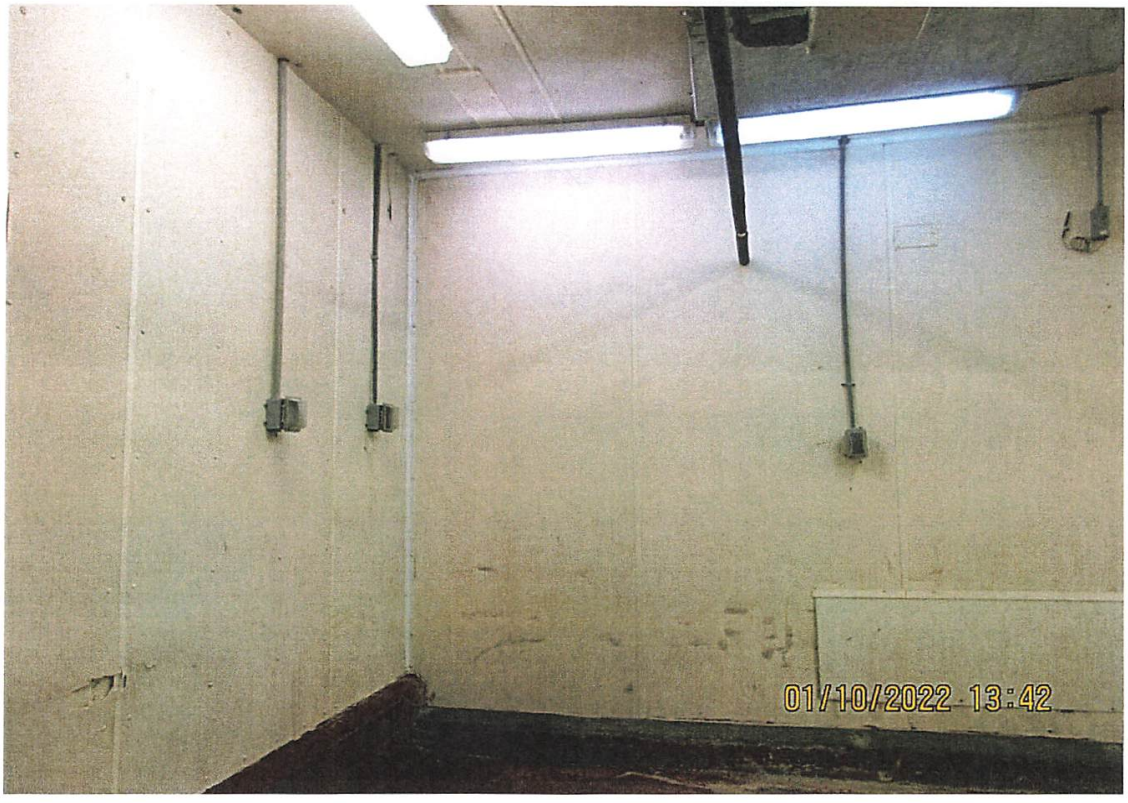

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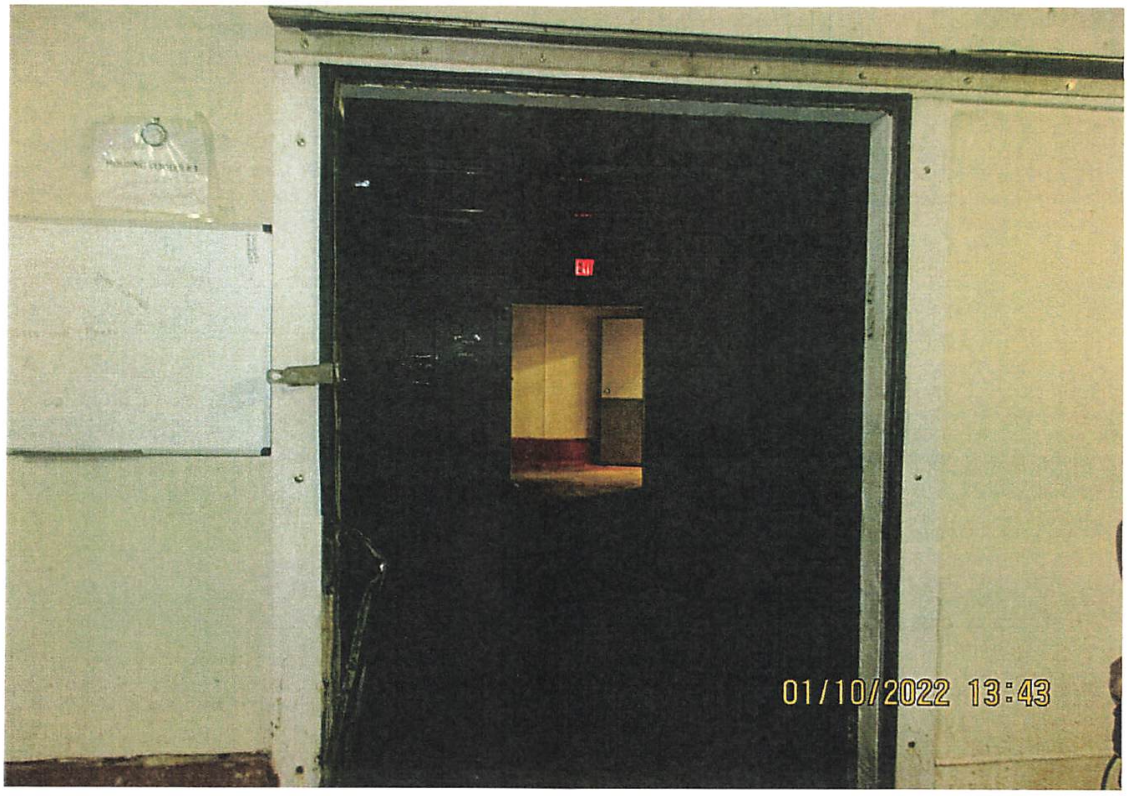

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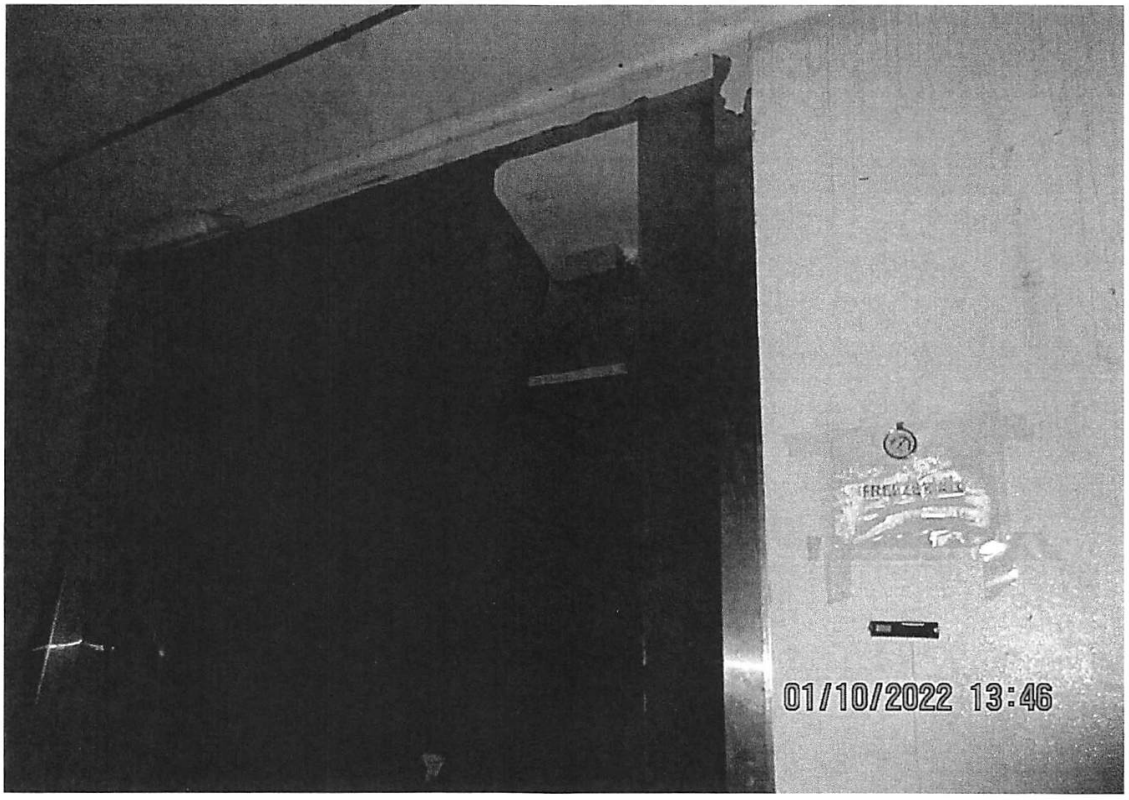

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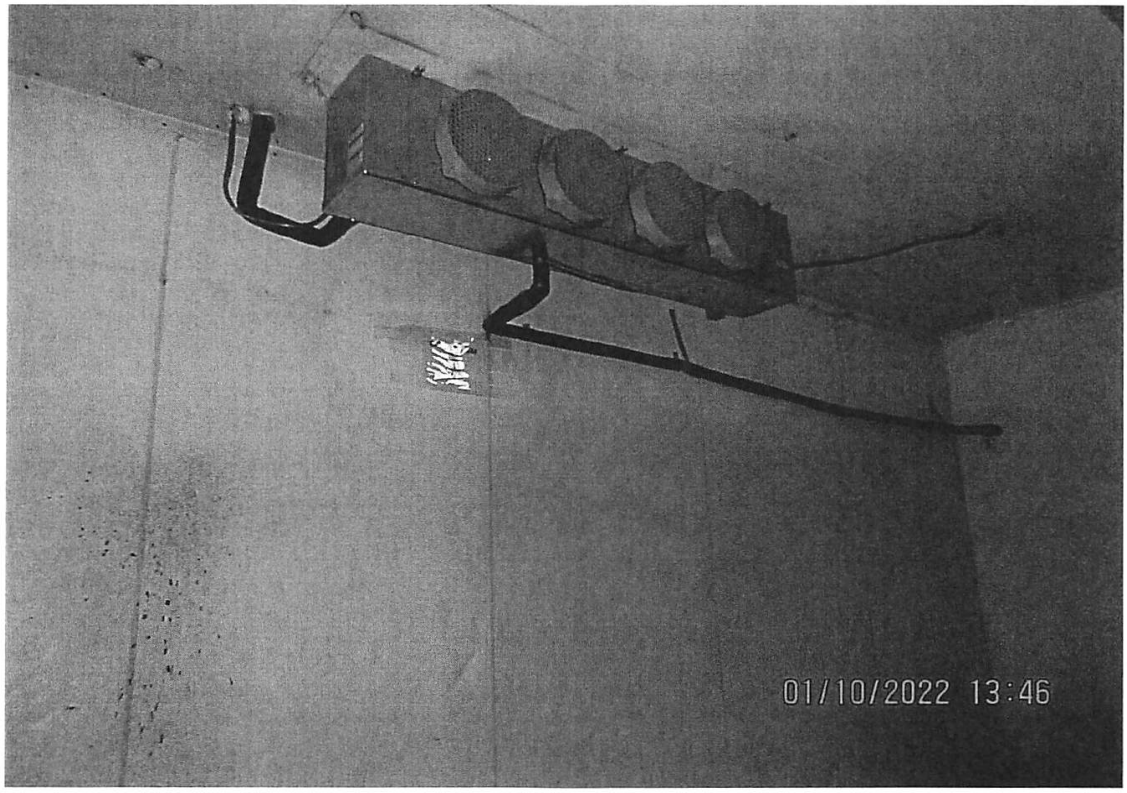

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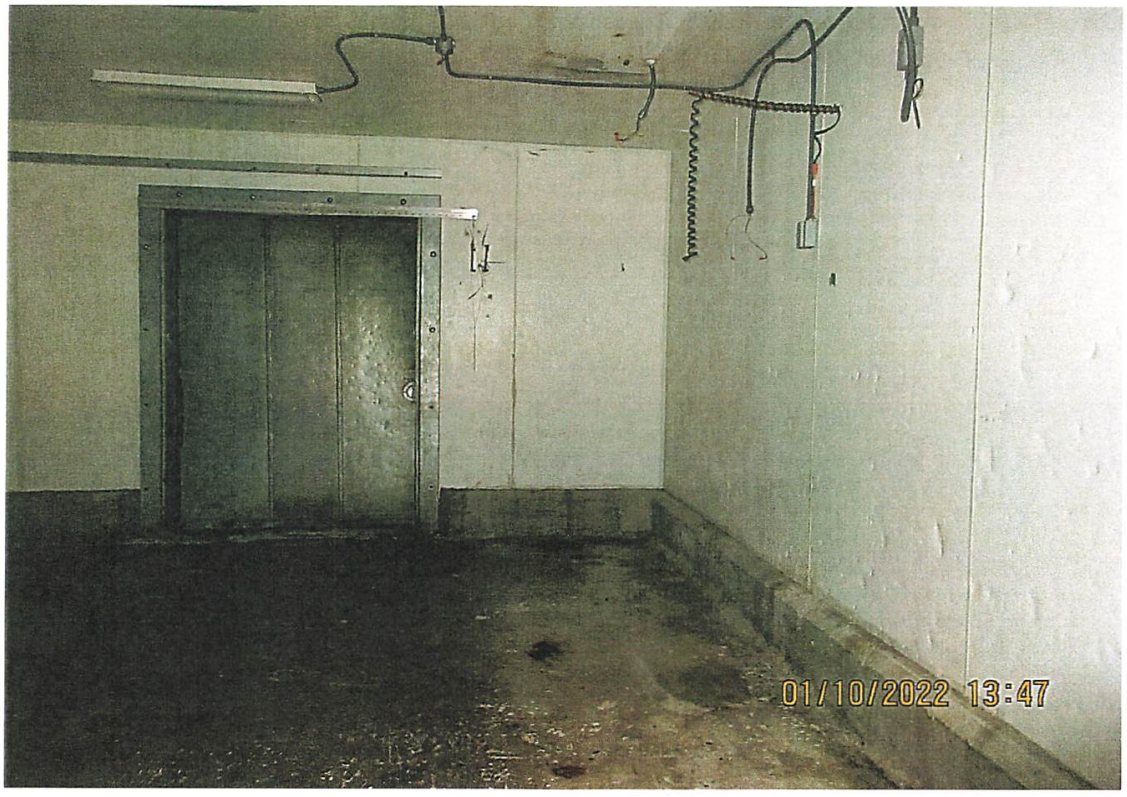

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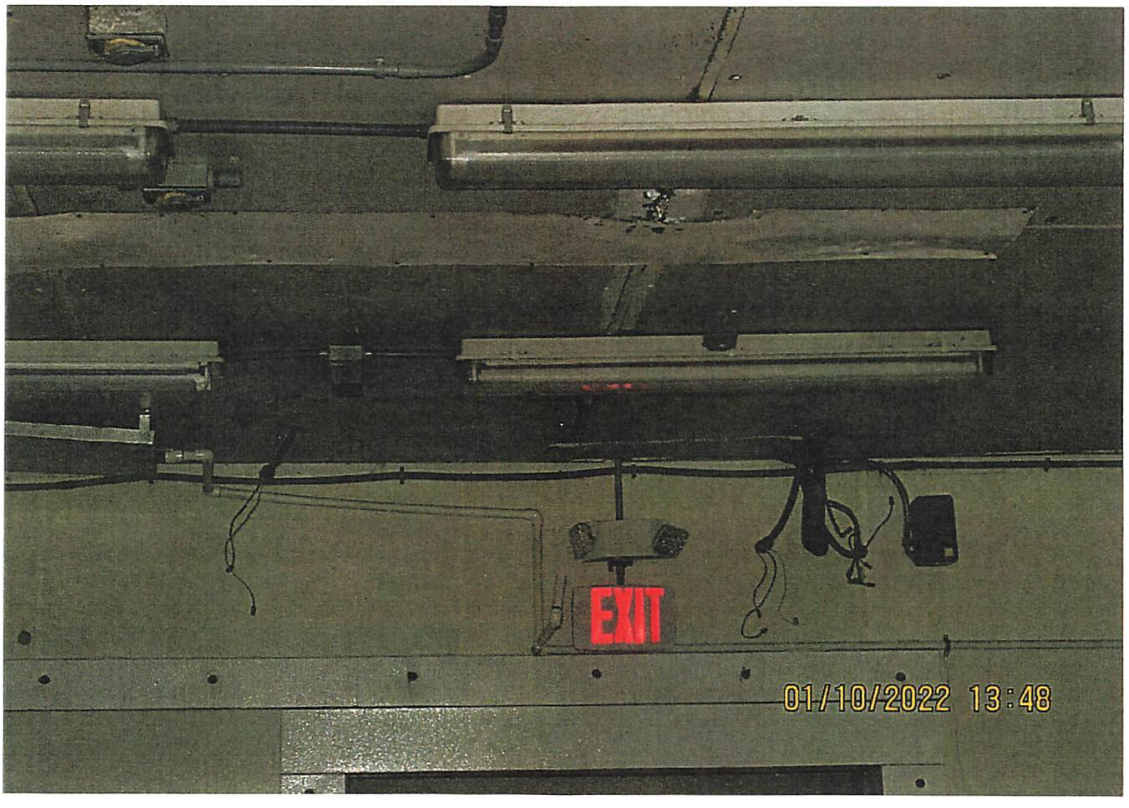

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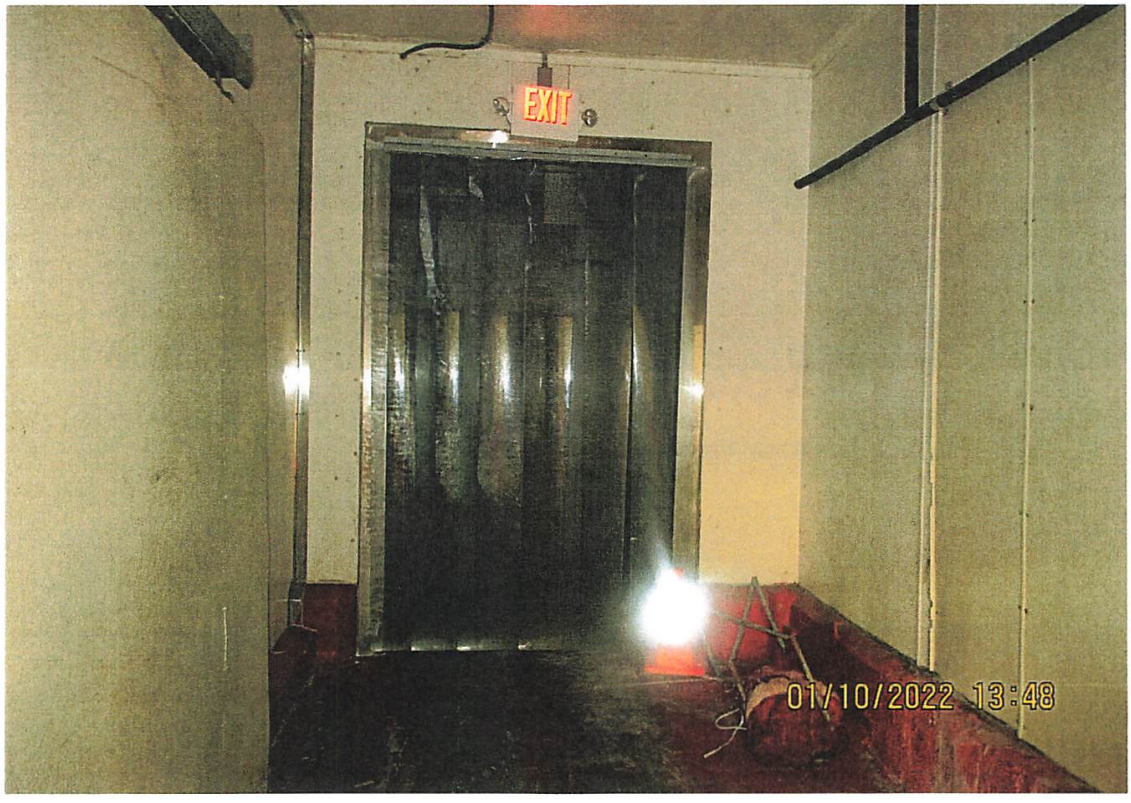

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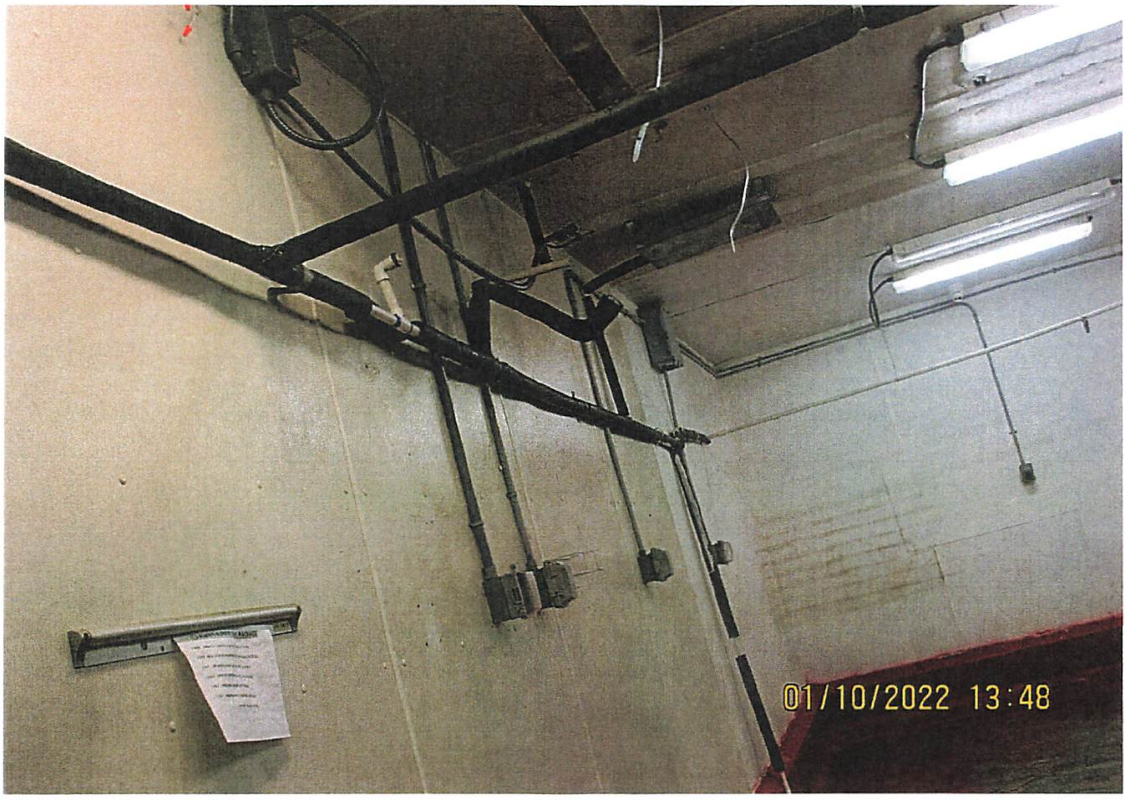

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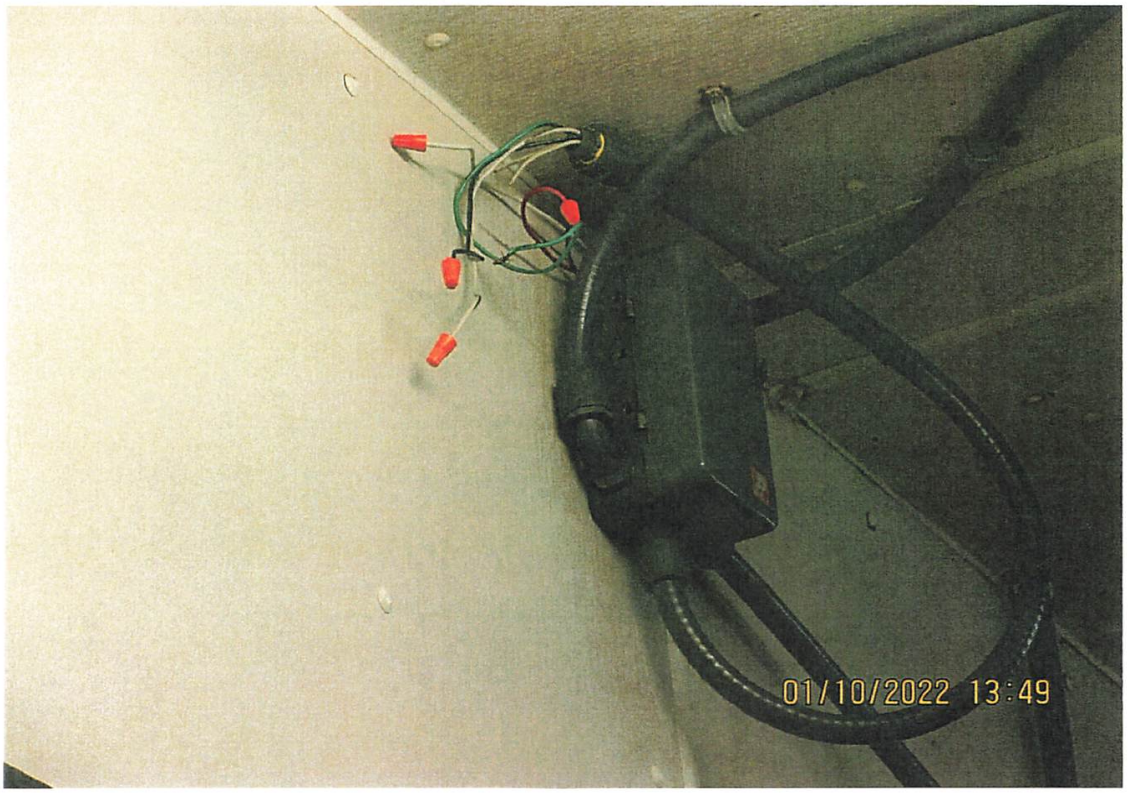

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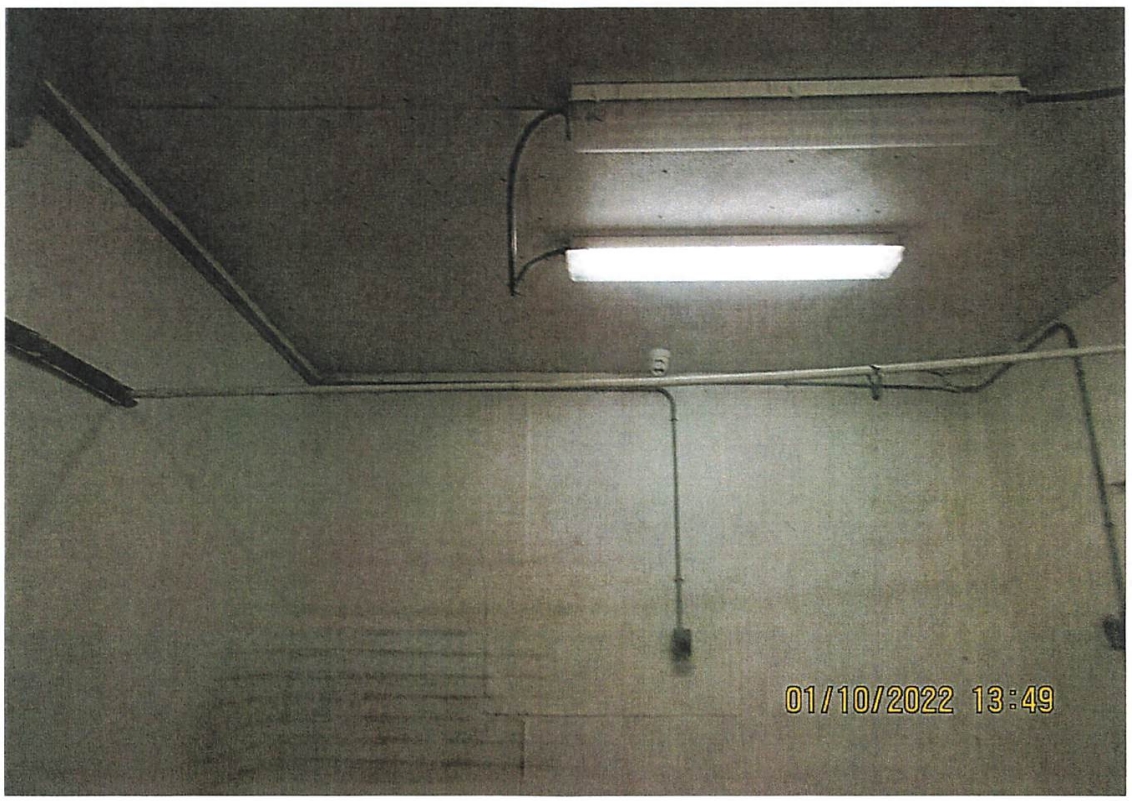

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KOCH FOODS
America's Chicken Specialist
04/27/2021 11:15


04/27/2021 11:15


04/27/2021 11:16


04/27/2021 11:15
KOCH FOODS


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GSR U49


04/27/2021 11:18


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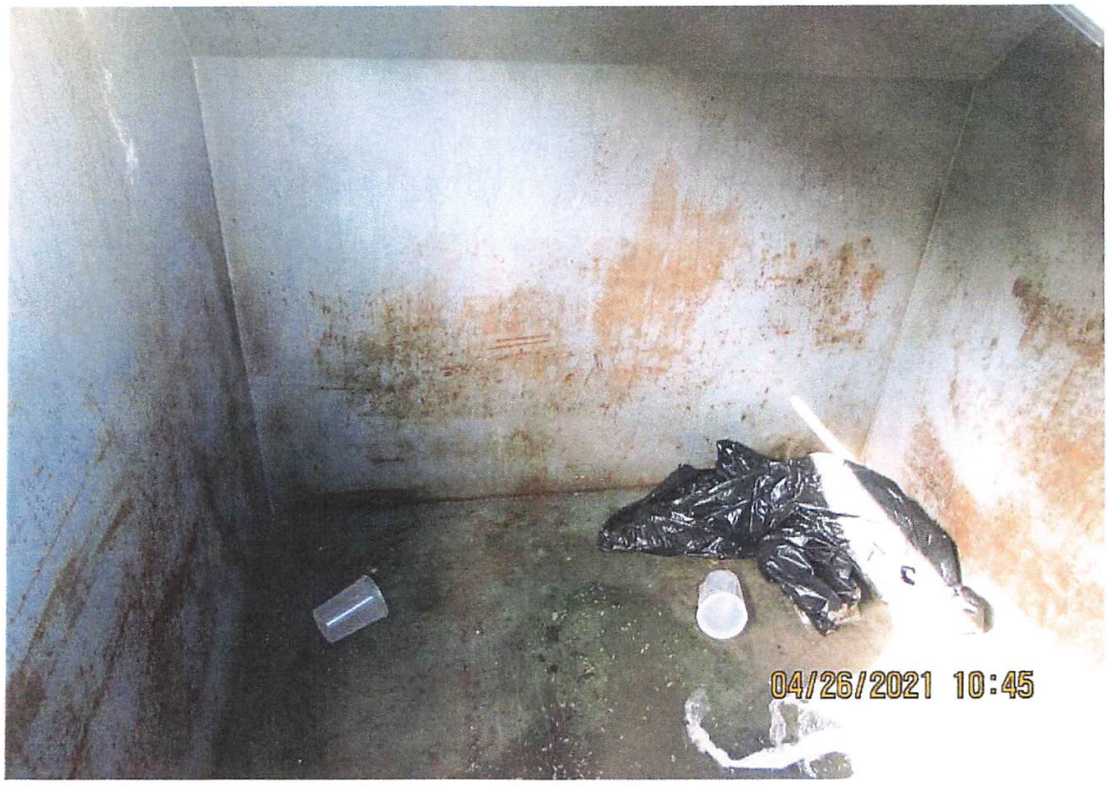

04/26/2021 10:42


DO NOT PARK
CAUTION
CAUTION
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
2665
04/26/2021 10:44


04/26/2021 10:45

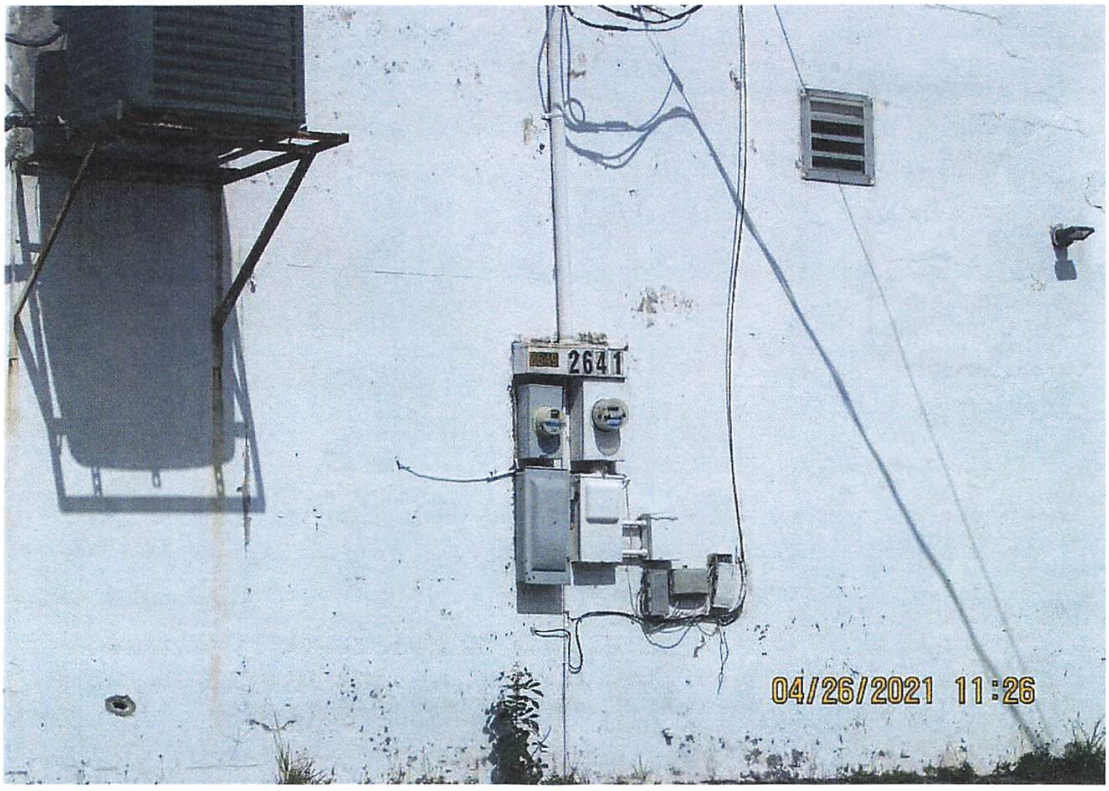

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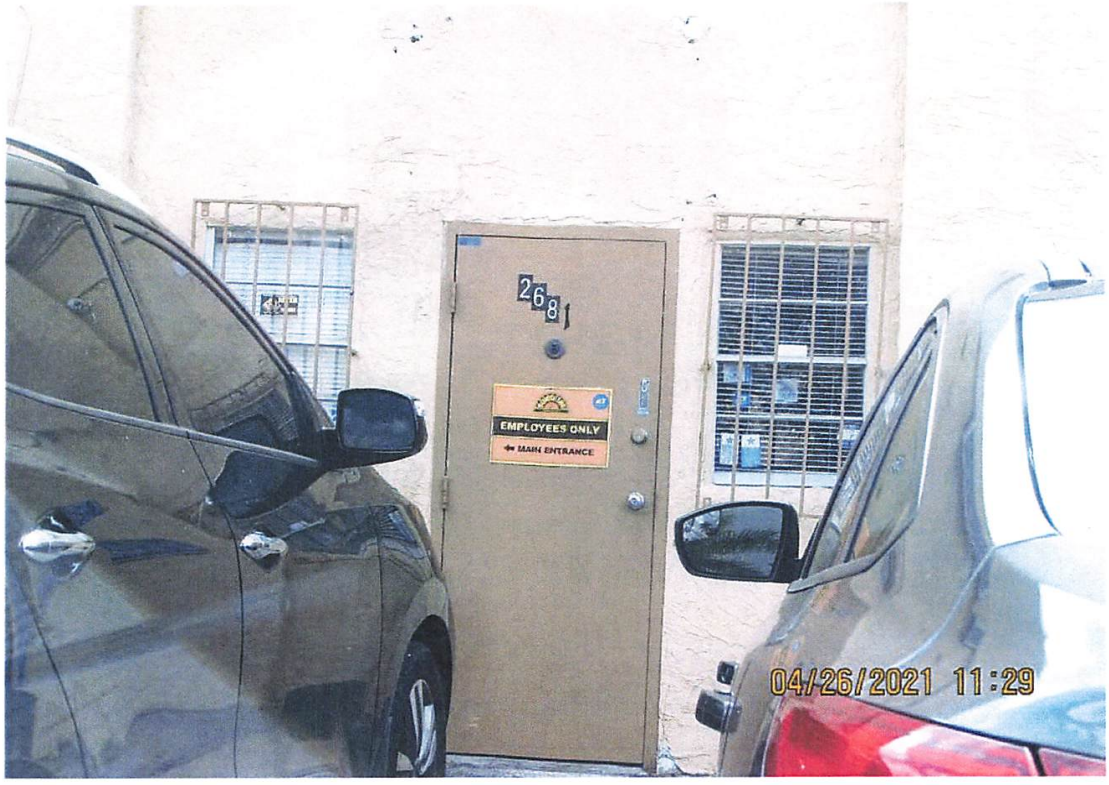

SUNSHINE
04/26/2021 10:46


04/26/2021 10:46


2641
04/26/2021 11:26

04/26/2021 11:26
2665
SUNSHINE
PROVISIONS
ARTISANAL GOODS
A
PURVEYOR
OF FINE
QUALITY
FOOD
PROVISIONS
2641 . 2649 . 2665 . 2681
PLEASE RING BELL FOR ASSISTANCE

04/26/2021 11:26
2665
SUNSHINE
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OF FINE
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FOOD
PROVISIONS
2641 . 2649 . 2665 . 2681
PLEASE RING BELL FOR ASSISTANCE


2681
EMPLOYEES ONLY
MAIN ENTRANCE
04/26/2021 11:29


FOR LEASE
2,500 SF +/-
2 Bay Doors
Cold Storage / Refrigeration
Jacob Serure & Rachel Kidd
786.715.0773
2689
04/26/2021 11:46


TOW-AWAY
ZONE
04/26/2021 11:46


04/26/2021 11:47

Case Overview

Property/Incident Information

Owner	Address	Site Address
GARDEN PROPERTY 786 INC	17409 SW 54 ST MIRAMAR, FL 33029	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 4985 **Date Next Inspection** 6/15/2022

Notes

1. Abandon Vehicles on Property - all vehicles in back of property must be removed
2. Prohibited signs (banner, signs in windows, posted signs) - banner sign on fence and window signs must be removed
3. New wall and pole signs without building permits - Need to obtain a building permit for new wall sign and (2) pole signs
4. Trash and debris around property - must remove all trash and debris from entire property
5. Overgrown vegetation - overgrown tree limbs and weeds need to be trimmed and removed
6. Fence replaced without building permits - Need to obtain building permit for new fence
7. Electrical work done for BTR without building permits - expired building permit for electrical work. Need to obtain new permit.
8. No current BTR - Need to obtain Business Tax Receipt from Town.

Double Permit fee has been assessed to violations

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/6/2020		Notice of Violation	Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/28/2021	4/13/2021	Final Order	Certified Mail
11/2/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
11/3/2021		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
11/30/2021	11/17/2021	Supplemental Order/Claim of Lien	Certified Mail Hand
5/11/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
5/26/2022	6/15/2022	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 (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: 6/15/2022
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: 6/15/2022
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: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 6/15/2022
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.	11/3/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 6/15/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$39,600.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$39,700.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$39,700.00**



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Certified Mail Fee
$

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

Postage
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Total Postage and Fees
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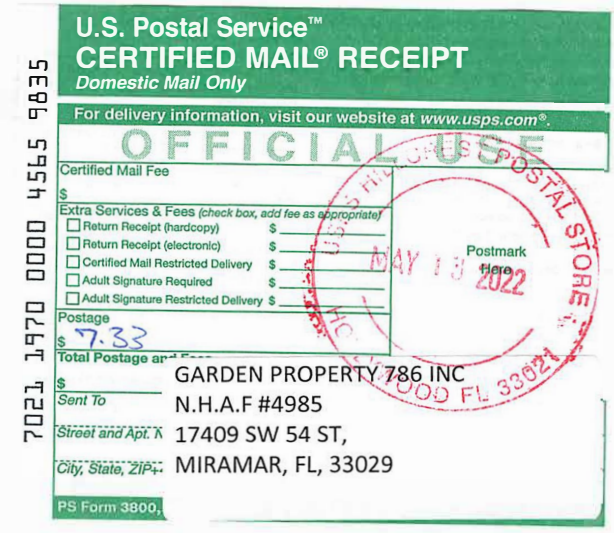
Sent To
SACHWANI, Zainab Q

Street and Apt. No.
N.H.A.F #4985
2160 SW 119 TER,

City, State, ZIP+4®
DAVIE, FL, 33325

PS Form 3800, A

7021 1970 0000 4565 9828



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

Postage
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Total Postage and Fees
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Sent To
GARDEN PROPERTY 786 INC

Street and Apt. No.
N.H.A.F #4985
17409 SW 54 ST,

City, State, ZIP+4®
MIRAMAR, FL, 33029

PS Form 3800,

7021 1970 0000 4565 9835



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

Postage
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Total Postage and Fees
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Sent To
GARDEN PROPERTY 786 INC

Street and Apt. No.,
N.H.A.F #4985
2950 SW 32 AVENUE,

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

PS Form 3800, Ap

7021 1970 0000 4565 9842



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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 $
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Postage
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Total Postage and
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Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
Postmark Here
MAY 17 2022
7021 1970 0000 4565 6070
GARDEN PROPERTY 786 INC
H.A.F #4985
2950 SW 32 AVENUE,
PEMBROKE PARK, FL, 33023

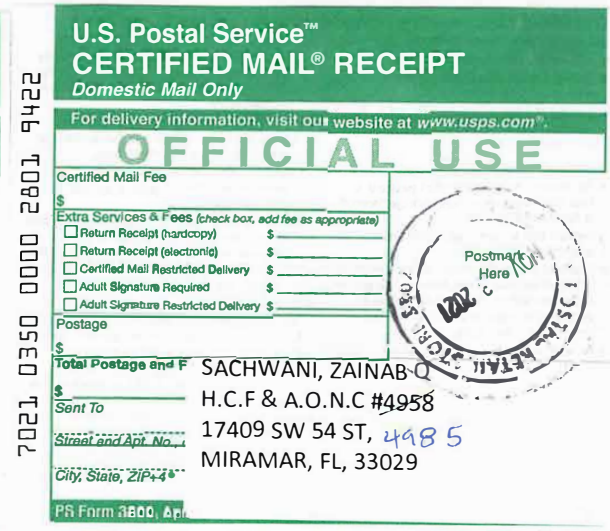


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$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
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☐ Adult Signature Restricted Delivery $
Postage
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Total Postage an
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Street and Apt. N
City, State, ZIP+
PS Form 3800,
Postmark Here
MAY 17 2022
7021 1970 0000 4565 6056
GARDEN PROPERTY 786 INC
H.A.F #4985
17409 SW 54 ST,
MIRAMAR, FL, 33029



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 $
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Total Postage and F
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Street and Apt. No.
City, State, ZIP+4
PS Form 3800, Ap
Postmark Here
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ZAINAIB Q SACHWANI
H.A.F #4985
2160 SW 119 TER,
DAVIE, FL, 33325


7021 0350 0000 2801 9408
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
NOV 3 2021
GARDEN PROPERTY 786 INC
H.C.F & A.O.N.C #4958
2950 SW 32 AVENUE, 4985
PEMBROKE PARK, FL, 33023


7021 0350 0000 2801 9422
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and F
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Apr
Postmark Here
SACHWANI, ZAINAB Q
H.C.F & A.O.N.C #4958
17409 SW 54 ST, 4985
MIRAMAR, FL, 33029


7021 0350 0000 2801 9415
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Hollywood, FL 33029
OFFICIAL USE
Certified Mail Fee
$3.75
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage
$0.58
Total Postage and F
$7.33
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
0310 04
Postmark Here
NOV 3 2021
GARDEN PROPERTY 786 INC
H.C.F & A.O.N.C #4958
17409 SW 54 ST, 4985
MIRAMAR, FL, 33029


7021 0350 0000 2802 1036
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$7.33
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
NOV 3 2021
GARDEN PROPERTY 786 INC
S.O.C.L #4985
17409 SW 54 ST,
MIRAMAR, FL, 33029


7021 0350 0000 2802 1012
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$7.33
Total Postage and F
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
GARDEN PROPERTY 786 INC
S.O.C.L #4985
2950 SW 32 AVE,
PEMBROKE PARK, FL, 33023


7021 0350 0000 2802 1029
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
Postmark Here
SACHWANI, ZAINAB Q
S.O.C.L #4985
17409 SW 54 ST,
MIRAMAR, FL, 33029

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

GARDEN PROPERTY 786 INC
S.O.C.L #4985
17409 SW 54 ST,
MIRAMAR, FL, 33029

9590 9402 6379 0303 8590 81

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

7021 0350 0000 2802 1036

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

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

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

SACHWANI, ZAINAB Q
S.O.C.L #4985
17409 SW 54 ST,
MIRAMAR, FL, 33029

9590 9402 6379 0303 8590 74

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

7021 0350 0000 2802 1029

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

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

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

GARDEN PROPERTY 786 INC
S.O.C.L #4985
2950 SW 32 AVE,
PEMBROKE PARK, FL, 33023

9590 9402 6379 0303 8590 36

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

7021 0350 0000 2802 1012

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

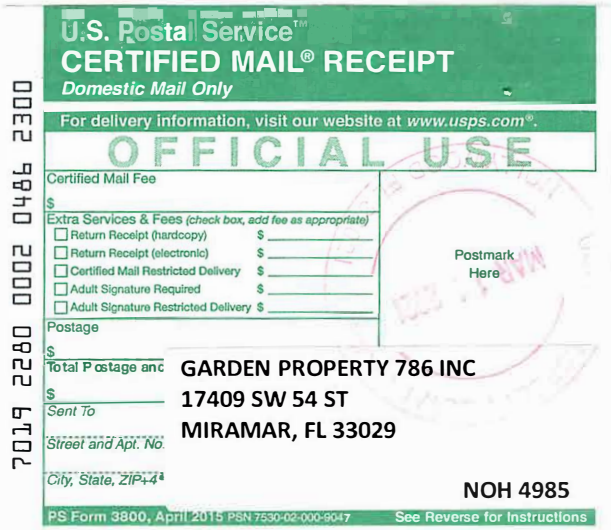
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

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


7021 0350 0001 0297 6085
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
6.96
Garden Property 786 LLC INC
FO # 4985
17409 SW 54 ST
Miramar, FL 33029
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

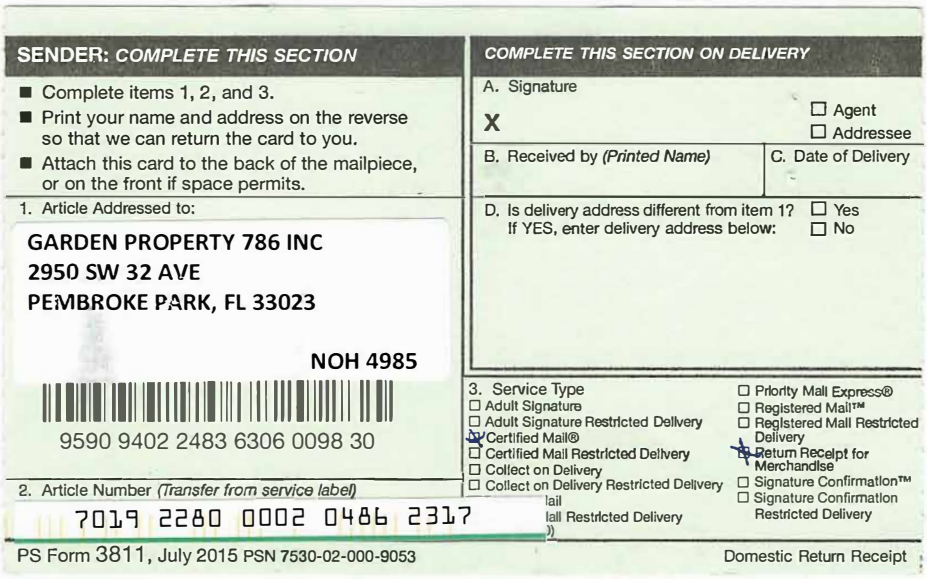

7021 0350 0001 0297 6092
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
Sent To
Street and Apt.
City, State, ZIP
Postmark Here
6.96
Garden Property 786 LLC INC
FO # 4985
2950 SW 32nd Ave
Pembroke Park, FL 33023
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7019 2280 0002 0486 2300
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
GARDEN PROPERTY 786 INC
17409 SW 54 ST
MIRAMAR, FL 33029
NOH 4985
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7019 2280 0002 0486 2317
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
6.96
Sent To
Street and Apt. No.,
City, State, ZIP+4®
Postmark Here
GARDEN PROPERTY 786 INC
2950 SW 32 AVE
PEMBROKE PARK, FL 33023
NOH 4985
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7019 2280 0002 0486 1938
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
GARDEN PROPERTY 786 INC
17409 SW 54TH STREET
MIRAMAR, FL 33029
NOH #4985
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7019 2280 0002 0486 1945
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
FOOD STORE
2950 SW 32ND AVENUE
PEMBROKE PARK, FL 33023
NOH #4985
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:

GARDEN PROPERTY 786 INC
2950 SW 32 AVE
PEMBROKE PARK, FL 33023

NOH 4985

9590 9402 2483 6306 0098 30

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

7019 2280 0002 0486 2317

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GARDEN PROPERTY 786 INC
17409 SW 54 ST
MIRAMAR, FL 33029

NOH 4985

9590 9402 4839 9032 6968 85

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

7019 2280 0002 0486 2300

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Covid-19 ☑ Agent ☐ Addressee

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

Covid-19 3/13/20

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

3. Service Type

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Garden Property 786 LLC INC
FO # 4985
2950 SW 32nd Ave
Pembroke Park, FL 33023

9590 9402 6610 1028 7090 20

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

7021 0350 0001 0297 6092

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

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

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

3. Service Type

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Garden Property 786 LLC INC
FO # 4985
17409 SW 54 ST
Miramar, FL 33029

9590 9402 6610 1028 7090 37

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

7021 0350 0001 0297 6085

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

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

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

3. Service Type

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GARDEN PROPERTY 786 INC
17409 SW 54TH STREET
MIRAMAR, FL 33029

NOH #4985

9590 9402 5384 9189 1548 10

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

7019 2280 0002 0486 1938

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 7/6/20

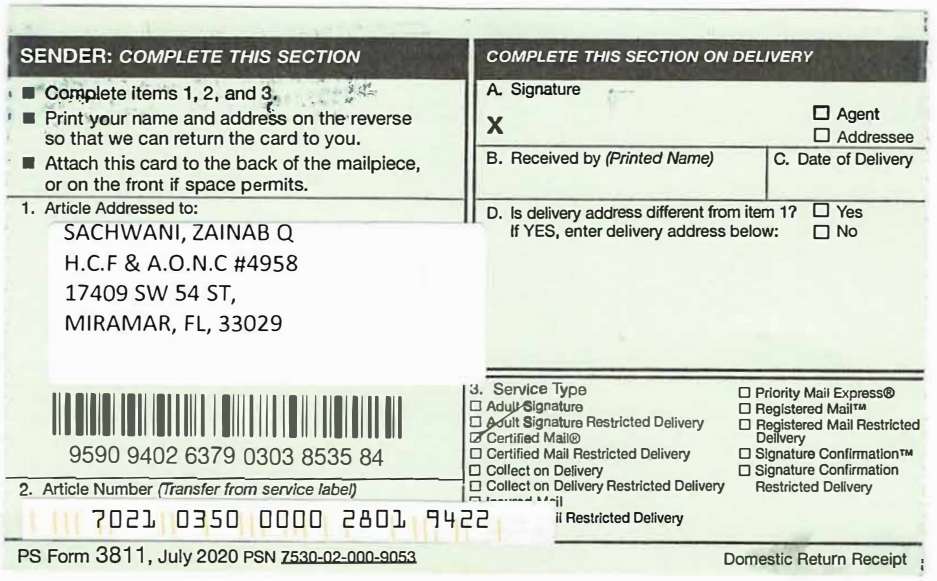
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED JUL 08 2020

3. Service Type

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

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



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

1. Article Addressed to:

SACHWANI, ZAINAB Q
H.C.F & A.O.N.C #4958
17409 SW 54 ST,
MIRAMAR, FL, 33029

9590 9402 6379 0303 8535 84

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

7021 0350 0000 2801 9422

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

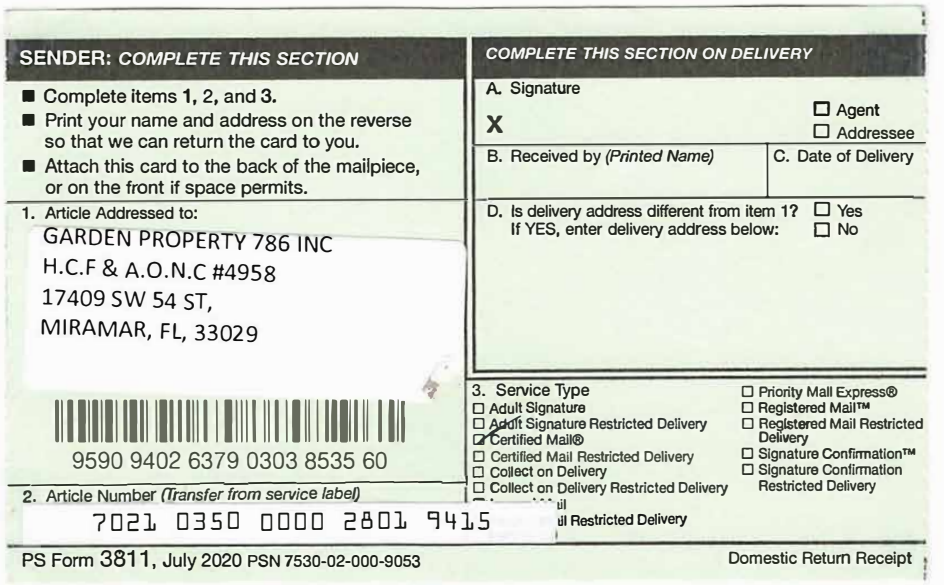
B. Received by *(Printed Name)* | C. Date of Delivery

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

1. Article Addressed to:

GARDEN PROPERTY 786 INC
H.C.F & A.O.N.C #4958
17409 SW 54 ST,
MIRAMAR, FL, 33029

9590 9402 6379 0303 8535 60

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

7021 0350 0000 2801 9415

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2950 SW 32 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 09 0093
Property Owner	GARDEN PROPERTY 786 INC	Millage	0613
Mailing Address	17409 SW 54 ST MIRAMAR FL 33029	Use	11-02
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$120,890	$190,210	$311,100	$303,430	
2021	$120,890	$180,720	$301,610	$275,850	$6,098.51
2020	$120,890	$166,360	$287,250	$250,780	$5,649.52

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$311,100	$311,100	$311,100	$311,100
Portability	0	0	0	0
Assessed/SOH	$303,430	$311,100	$303,430	$303,430
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	$303,430	$311,100	$303,430	$303,430

Sales History

Date	Type	Price	Book/Page or CIN
8/25/2010	WD-D	$175,000	47405 / 1381
5/26/2009	QCD-D	$175,000	46254 / 1909
10/4/1999	WD	$120,000	29911 / 242
4/1/1989	WD	$100,000	16412 / 154
2/1/1986	WD	$70,000	

Land Calculations

Price	Factor	Type
$7.00	17,270	SF
Adj. Bldg. S.F. (Card, Sketch)		3066
Eff./Act. Year Built: 1976/1975		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
GARDEN PROPERTY 786, INC

Filing Information

Document Number	P10000070326
FEI/EIN Number	45-4499116
Date Filed	08/26/2010
Effective Date	08/23/2010
State	FL
Status	ACTIVE

Principal Address

2950 sw 32nd ave
hollywood, FL 33023

Changed: 04/11/2021

Mailing Address

2160 sw 119 tre
davie, FL 33325

Changed: 04/02/2022

Registered Agent Name & Address

SACHWANI, Zainab Q
2160 SW 119 TER
DAVIE, FL 33325

Name Changed: 03/29/2013

Address Changed: 04/02/2022

Officer/Director Detail

Name & Address

Title P

SACHWANI, ZAINAB Q
2160 sw 119 tre
davie, FL 33325

Title VP

sachwani, yasmin I
2160 sw 119 tre
2160
davie, FL 33325

Annual Reports

Report Year	Filed Date
2020	05/10/2020
2021	04/11/2021
2022	04/02/2022

Document Images

04/02/2022 -- ANNUAL REPORT	View image in PDF format
04/11/2021 -- ANNUAL REPORT	View image in PDF format
05/10/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- ANNUAL REPORT	View image in PDF format
03/04/2018 -- ANNUAL REPORT	View image in PDF format
04/02/2017 -- ANNUAL REPORT	View image in PDF format
03/25/2016 -- ANNUAL REPORT	View image in PDF format
03/08/2015 -- ANNUAL REPORT	View image in PDF format
04/11/2014 -- ANNUAL REPORT	View image in PDF format
03/29/2013 -- ANNUAL REPORT	View image in PDF format
02/09/2012 -- ANNUAL REPORT	View image in PDF format
03/16/2011 -- ANNUAL REPORT	View image in PDF format
08/26/2010 -- Domestic Profit	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GARDEN PROPERTY 786 INC CASE NO. 4985

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2950 SW 32 AVENUE, PEMBROKE PARK, FL. 33023

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2950 SW 32 AVENUE, PEMBROKE PARK, FL. 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GARDEN PROPERTY 786 INC AT 9:05 A.M. ON THE 3 DAY OF JUNE 2022.

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

TYPE OF SERVICE

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

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

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

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

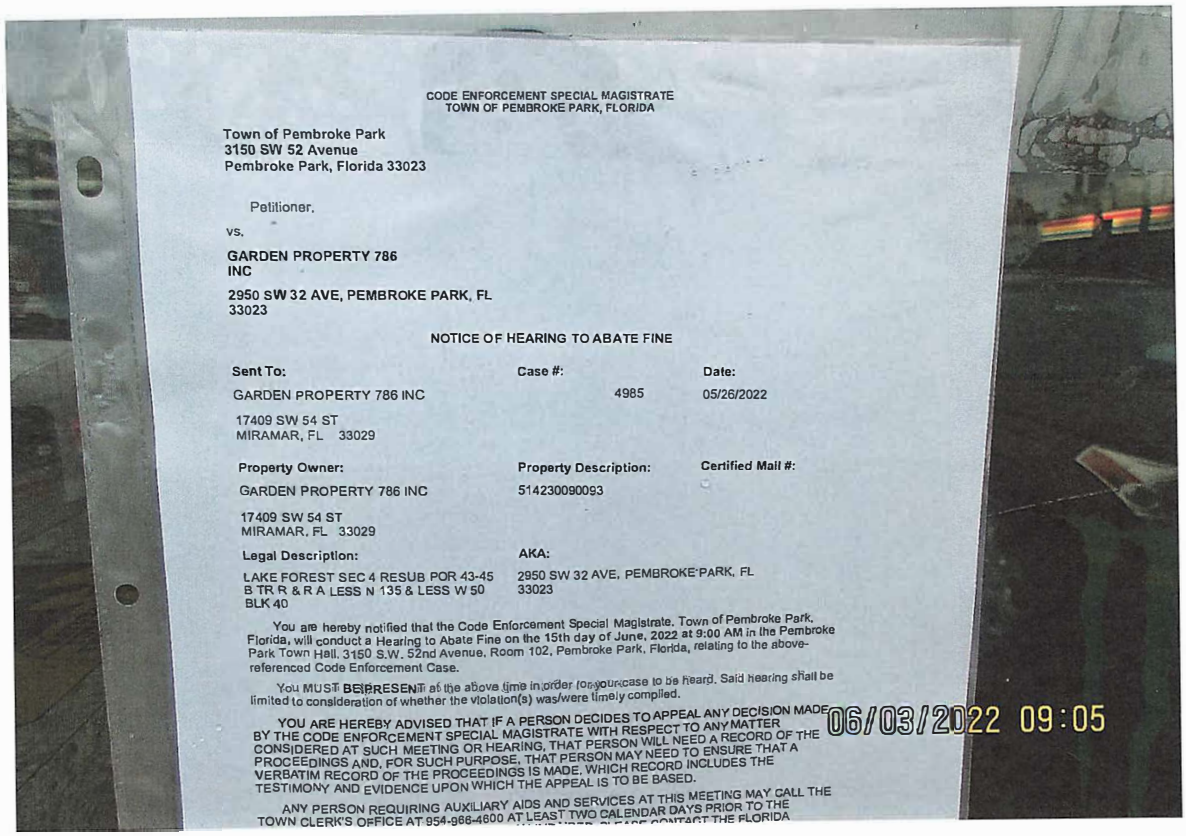
AFFIANT

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

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

Signature

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

GARDEN PROPERTY 786 INC

2950 SW 32 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
GARDEN PROPERTY 786 INC 17409 SW 54 ST MIRAMAR, FL 33029	4985	05/26/2022

Property Owner:	Property Description:	Certified Mail #:
GARDEN PROPERTY 786 INC 17409 SW 54 ST MIRAMAR, FL 33029	514230090093	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

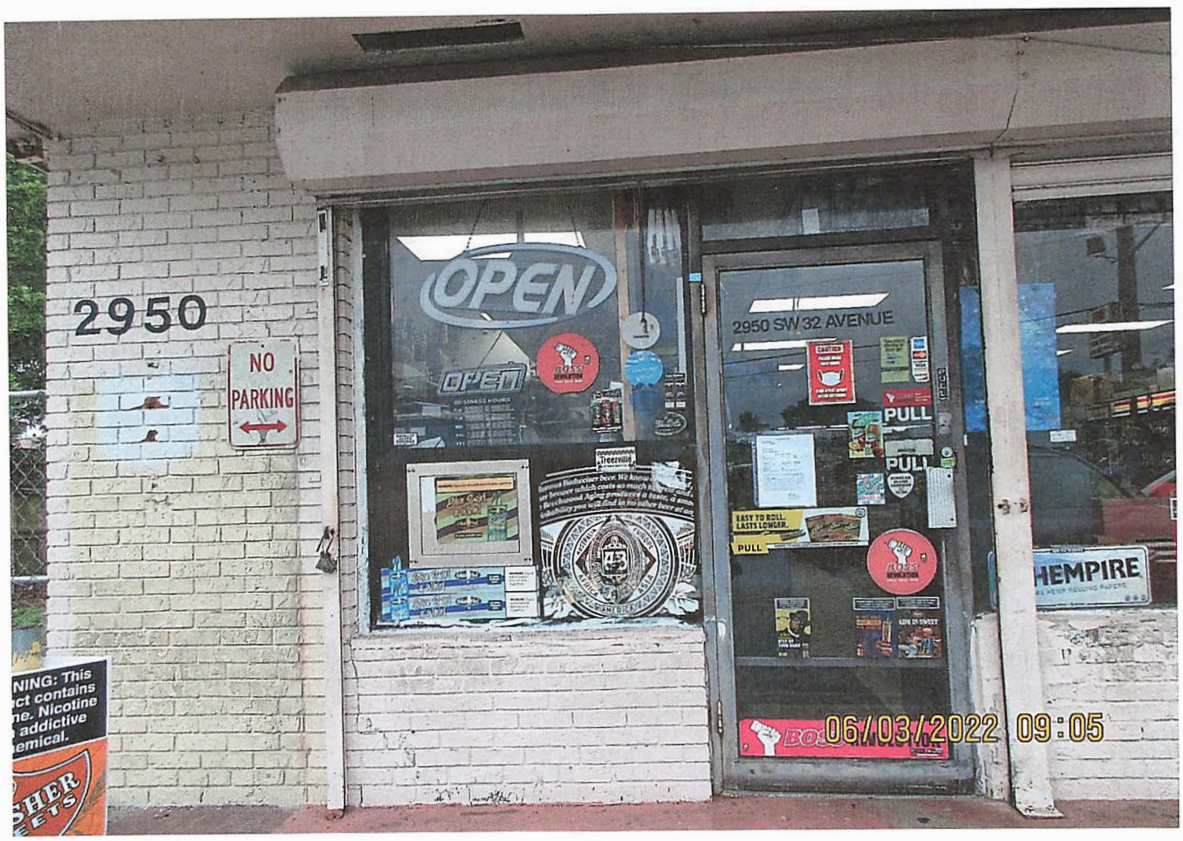
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 15th day of June, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You 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

06/03/2022 09:05



Town of Pembroke Park

INVOICE

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

DATE: June 2, 2022
INVOICE # 320
FOR:

Case # 4985
GARDEN PROPERTY 786 INC
2950 SW 32 AVENUE,
PEMBROKE PARK, FL, 33023

Bill To:
GARDEN PROPERTY 786 INC
LLC
17409 SW 54 ST,
MIRAMAR, FL, 33029

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(i)(k)(h); 5-2(a); 13-2 and 15-17		
	Final Order on 04/13/2021		
1	Admin Fee	$ 100.00	$ 100.00
397	Day(s) of Per Diem from (05/14/21-06/15/22)	$ 100.00	$ 39,700.00
1	Recorded Lien Fee	$ 58.50	$ 58.50
	Town's Motion to abate fine by 20%		$ 7,940.00
	7,940.00 + 58.50 + 100.00		**$ 8,098.50**
		Balance	$ 39,858.50

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

GARDEN PROPERTY 786 INC

2950 SW 32 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
GARDEN PROPERTY 786 INC 17409 SW 54 ST MIRAMAR, FL 33029	4985	05/26/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
GARDEN PROPERTY 786 INC 17409 SW 54 ST MIRAMAR, FL 33029	514230090093	

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

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You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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Sincerely,

Joseline Ramirez

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

To whom it may concern :

Case 4985

GARDEN PROPERTY 786 INC /FAMILY GROCERY

2950 SW 32 AVE, PEMBROKE PARK, FL 33023

On 1/9/2020 Notice of Violation was mailed to 17409 SW 54 ST MIRAMAR,

FL 33029 which I am no longer have access to , and I am aware that this is what listed in Sun biz and it should have been updated .

I wasn't aware of the violation accrue as a professional company was hired by the tenant to replace the signs and they started the permitting process and my understanding when the tenant replaced the signs that all permits were closed and finalized I wasn't aware that no inspections were performed .

5/5/2021 5/18/2021 Notice of Formal Hearing – were mailed out which again I didn't access

It took my a while to find a company that could help me to solve that matter

I hired Violations and Permitting INC (it took me over a month to find a company that could help us with that) to take care of all of these violations and I made all the efforts to comply as soon as I could

They started working on my resolving all the violations on my property , I struggle to pay some of the fees but I know that I have to do it to resolve that matter

The company are helping me and have been patient with me and accept partial monthly payment to help me out as I cant afford paying all of the cost all at once .

They inform me of what I need to do in order to comply , I was going through financial hardship as the tenant was struggling to pay the rent and he was neglecting the property , my father got sick and I am the caregiver for my dad and I had to take care of him and all his medical bills .

Due to Covide-19 and what cause from financial hardship and my Father illness , I was overwhelmed as I found out that I have multiple violations with the city

As a result the company pulled the necessary permits and I paid all the fees associated with permit # 2111119, 21111120 , 21111121 were issued and finalized

And permit 21111337-0 to address the electrical part of the violations

I have been trying to comply but all these violations , fees , and fines are hard to cover with my financial situation specially the previous tenant will not take any responsibility of their irresponsible actions .

I am ware that as a landlord I am responsible for all of this , but due to the length of the time that these cases were open and the time that passed before I was aware of all of this and the time was needed to find and hire a professional people to take care of that , big fines have been accumulated which I cant afford and I cant pay .

I will provide you with all the medical bills from my dad medical conditions and financial hardship documents that shows that I struggle to maintain the property without generating income since Covid 19 hit us .

I am trying to save my small business and to help my tenant as well .

So I am asking to approve my request to mitigate the fines due to my Financial Hardship and my father medical condition that cause a big financial burdens on me , My father passed away two months ago not knowing all of that as I made sure that all of his medical expense and needs are taken care of .

I appreciate your understanding in this matter

To whom it may concern

I am the owner of GARDEN PROPERTY 786 Inc , I wasn'taware of the followingviolation as I should have changed the address of the business address on Sun biz , I didn't get any of the mail correspondence regarding the aboveproperty

1. Abandon Vehicles on Property -all vehicles in back of property must be removed

Complied and the car belonged to the tenant who I inform more than once to remove that vehicle and he promised multiple times to remove , finally I towed it .

2. New wall and pole signs without building permits - Need to obtain a building permit for new wall sign and (2) pole signs
I wasn't aware that the tenant change the sign without a permit and when I did I hired and electrical company to comply and pulled three permits
Permit # 2111119-0
permit # 2111120-0

permit # 2111121-0

Permit # 93632, 93634, 93634 and paid all the double fees

3. Trash and debris around property - must remove all trash and debris from entire property 5. Overgrown vegetation - overgrown tree limbs and weeds need to be trimmed and removed
The tenant was suppose to maintain the property appearance and during covid I wasn't able to visit the property as much so I wasn't aware that there is debris or landscaping issues that need to be addressed as the tenant perform business there and they have to keep the building In good shape for his business .
I took care of all the above issues

6. Fence replaced without building permits - Need to obtain building permit for new fence

I wasn't aware that there is any changes to the fence but when I was told by Violations and Permitting Inc who I hired to help me with these cases that I need to pull a permit I complied and we hired a general contractor THAVI LLC to pull the 6/21/2021

Permit 3 21111015-0

7. Electrical work done for BTR without building permits - expired building permit for electrical work.

Electrical permit were pulled back in 07/23/2019 to comply permit # **1910131-0** , the electrical company that was hired to do the work never called inspections and they disappear we thought that the work was done and all inspections were performed and the permit is closed not till this year I found out that I have a violation about that .

I hired Turn two electric to pull the permit , application # **93638** is currently under review by the building department

Need to obtain new permit.

8. No current BTR - Need to obtain Business Tax Receipt from Town.

Waiting on the electrical permit to obtain the necessary inspection for the BTR

Due to the Covide-19 it was really hard for me to find a contractor or a company that could handle these cases or work on these violations and when I did I have been in comply with all the city request .

Our business got hurt from the pandemic , tenants not paying their rent and not taking care of the property

I have been on top of this matter since I found out what's going on and my intension is to comply , I requested from the code enforcement to close some of the cases as I complied and the answer was there is a fine that I have to pay , when I found out the amount I was chocked as this amount is too large , and I cant pass it to the tenants as the first tenant who caused this mess left and the second tenant doesn't have the money to pay any portion of it

I ask to revisit this case taking in consideration all the work and the money that I have been spending to pull all these permits and hire all the professionals to comply in consideration

It was never my intention to ignore any of these letters or notice , simply I never got them and I want never aware of them

Thanks



11/15/2024

TOWN OF PEMBROKE PARK

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

2111337
PERMIT NO.
E-93638
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: Garden Property/Food Store					
JOB ADDRESS: 2950 SW 32 AVE					
OWNER NAME: GARDEN PROPERTY 786 INC					
OWNER ADDRESS: 17409 SW 54 ST					
CITY: MIRAMAR					
PHONE: 7862873437	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: TURN TWO ELECTRIC INC					
MAIL ADDRESS: 991 S SR-7 STE C-3					
CITY STATE ZIP: PLANTATION FL 33312					
PHONE: 9547273555	**FAX:**	**EMAIL: turntwoelectric@hotmail.com**			
CERT. COMPENTENCY: EC13005874		**STATE REGISTRATION: N/A**			
LOT: 0	BLOCK: 0	PRESENT USE: Convience Store	PROPOSED USE: Convience Store		
FOLIO NUMBER: 514230090093		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 300	SQ.FT. / L.F.: 0				
DESCRIBE WORK: Violation: Electrical work install outlets					
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 (2111337-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			
98110	Electrical Rough	11/23/2021	Fail
	1. Light Fixtures require UL labeling. 2. J-boxes required for all splice locations. 3. Walk-in cooler lights on doors require UL listing. 4. All light fixtures must be installed per the manufacture's instructions. 5. Replace all non-UL light fixtures, repair all splice J-boxes.		
99066	Electrical Rough	12/17/2021	Fail 1st Disapproval
	NEC 410.36(B) luminaries shall be mechanically attached to ceiling grid.		
99198	Electrical Rough	12/23/2021	Pass
99263	Final Electrical	12/28/2021	Pass

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 2111337-0

Job Address: 2950 SW 32 AVE

Job Name: Garden Property/Food Store

Permit Status: Permit Complete

Permit Issued Date: 11/19/2021 7:52:06 AM

Submitted Into Plan Review Date: 8/19/2021 10:06:20 AM

Application Date: 6/22/2021 10:06:05 AM

Difference Between Application to PlanReview: 58 Day(s)

Difference Between PlanReview to Permit Issued: 92 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	11/17/2021 10:22:28 AM

R203 Permit Messages For Permit (2111337-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			
98110	Electrical Rough	11/23/2021	Fail
	1. Light Fixtures require UL labeling. 2. J-boxes required for all splice locations. 3. Walk-in cooler lights on doors require UL listing. 4. All light fixtures must be installed per the manufacture's instructions. 5. Replace all non-UL light fixtures, repair all splice J-boxes.		
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TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 Fax

2111337
PERMIT NO.
E-93638
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

InForce 93638

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL				
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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: 300	SQ.FT. / L.F.: 0			
DESCRIBE WORK: Violation: Electrical work install outlets				
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ARCHITECT/ENGINEER ADDRESS:				
PHONE:	FAX:	EMAIL:		
MORTGAGE LENDER NAME:				
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[redacted]

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I appreciate your understanding in this matter



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

GARDEN PROPERTY 786 INC

2950 SW 32 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
GARDEN PROPERTY 786 INC	4985	05/11/2022
17409 SW 54 ST MIRAMAR, FL 33029		

Property Owner:	**Property Description:**	**Certified Mail #:**
GARDEN PROPERTY 786 INC	514230090093	
17409 SW 54 ST MIRAMAR, FL 33029		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

INVOICE

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

DATE: April 7, 2022
INVOICE # 320
FOR:

Case # 4985

GARDEN PROPERTY 786 INC
2950 SW 32 AVENUE,
PEMBROKE PARK, FL, 33023

Bill To:
GARDEN PROPERTY 786 INC
LLC
17409 SW 54 ST,
MIRAMAR, FL, 33029

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(i)(k)(h); 5-2(a); 13-2; 15-17		
	Final Order on 04/13/2021		
1	Admin Fee	$ 100.00	$ 100.00
187	Day(s) of Per Diem from (05/14/21-11/17/21)	$ 100.00	$ 18,700.00
1	Recorded Lien Fee	$ 58.50	$ 58.50
		Balance	$ 18,858.50

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

THANK YOU FOR YOUR BUSINESS!

Town of Pembroke Park

INVOICE

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

DATE: November 5, 2021
INVOICE # 320
FOR:

Case # 4985

GARDEN PROPERTY 786 INC
2950 SW 32 AVENUE,
PEMBROKE PARK, FL, 33023

Bill To:
GARDEN PROPERTY 786 INC
LLC
17409 SW 54 ST,
MIRAMAR, FL, 33029

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(i)(k)(h); 5-2(a); 13-2; 15-17		
	Final Order on 04/13/2021		
1	Admin Fee	$ 100.00	$ 100.00
187	Day(s) of Per Diem from (05/14/21-11/17/21)	$ 100.00	$ 18,700.00
		Balance	$ 18,800.00

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

THANK YOU FOR YOUR BUSINESS!

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 2111337-0

Job Address: 2950 SW 32 AVE

Job Name: Garden Property/Food Store

Permit Status: Permit Complete

Permit Issued Date:11/19/2021 7:52:06 AM

Submitted Into Plan Review Date:8/19/2021 10:06:20 AM

Application Date: 6/22/2021 10:06:05 AM

Difference Between Application to PlanReview: 58 Day(s)

Difference Between PlanReview to Permit Issued: 92 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	11/17/2021 10:22:28 AM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 FAX

BUILDING PERMIT APPLICATION

Inkforce 93638

2111337
PERMIT NO.
E-93638
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: Garden Property/Food Store					
JOB ADDRESS: 2950 SW 32 AVE					
OWNER NAME: GARDEN PROPERTY 786 INC					
OWNER ADDRESS: 17409 SW 54 ST					
CITY: MIRAMAR					
PHONE: 7862873437	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: TURN TWO ELECTRIC INC					
MAIL ADDRESS: 991 S SR-7 STE C-3					
CITY STATE ZIP: PLANTATION FL 33312					
PHONE: 9547273555	**FAX:**	**EMAIL: turntwoelectric@hotmail.con**			
CERT. COMPENTENCY: EC13005874	**STATE REGISTRATION: N/A**				
LOT: 0	BLOCK: 0	PRESENT USE: Convience Store	PROPOSED USE: Convience Store		
FOLIO NUMBER: 514230090093	SUBDIVISION: N/A				
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 300	SQ.FT. / L.F.: 0				
DESCRIBE WORK: Violation: Electrical work install outlets					
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.

R202 Permit Messages For Permit (2111337-0)

Event ID	Date Created	Requested By	Assigned To	Status
Other				
95066	8/19/2021	Jeffrey Louis	Jeffrey Louis	Send To Discipline
	upload: APP EL, Contract, Electrical Plan, NOV, BTR Inspection			
95079	8/20/2021	Marycari Paz	Marycari Paz	Open
	comments to manaramirehjdfgroup@gmail.com			
95538	9/3/2021	Jeffrey Louis	Jeffrey Louis	Send To Discipline
	Upload: Meter plan(1), GFI plan(1), Light plan(1), Schedule plan(1),			
95554	9/7/2021	Marycari Paz	Marycari Paz	Open
	comments to 'manaramirehjdfgroup@gmail.com'			
96593	10/8/2021	Jeffrey Louis	Jeffrey Louis	Send To Discipline
	Upload: GFI plan(2), Light plan(2), Meter plan(2), Schedule plan(2)			
96669	10/13/2021	Jeffrey Louis	Jeffrey Louis	Returned Plans To Applicant
	sent plan review comments to contractor manaramirehjdfgroup@gmail.com			
97678	11/10/2021	Marycari Paz	Marycari Paz	Open
	93638 - E-1 (3)			
97793	11/15/2021	Marycari Paz	Marycari Paz	Returned Plans To Applicant
	comments to manaramirehjdfgroup@gmail.com			
97832	11/15/2021	Marycari Paz	Marycari Paz	Open
	UPLOAD: E-1 (4)			

Electrical

95077	8/19/2021	Don W Jhonson	Don W Jhonson	Denied

Denied; Extensive disrepair and violations.
Provide complete electrical drawings. Identify and show all outlets and circuits. Provide panel schedules, load calculation.

95549	9/4/2021	Don W Jhonson	Don W Jhonson	Denied

Denied:
FBC 107 Information on construction documents.

Drawings required to be prepared by a Qualified Electrical professional in accordance with the FBC and NEC Electrical Code..
Show both new and existing electrical. Note scope including repair/corrections for existing code violations and safety hazards.
Provide complete load calculations, panel schedules per NFPA 70 2017.

96659	10/12/2021	Don W Jhonson	Don W Jhonson	Denied

Denied; 2-sets Original Drawings require a proper Title Block with identification of project AND Electrical Contracting Company with Qualifiers Name, License # And Notarized Signature.
Denied:
FBC 107 Information on construction documents.

Drawings required to be prepared by a Qualified Electrical professional in accordance with the FBC and NEC Electrical Code..
Show both new and existing electrical. Note scope including repair/corrections for existing code violations and safety hazards.
Provide complete load calculations, panel schedules per NFPA 70 2017.

97781	11/15/2021	Don W Jhonson	Don W Jhonson	Denied

Denied;
Electrical drawing required to be signed and sealed by Architect/Engineer of record.

97929	11/17/2021	Don W Jhonson	Don W Jhonson	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: **2111121-0**

Job Address: **2950 SW 32 AVE**

Job Name: Garden Property/Food Store

Permit Status: Permit Complete

Permit Issued Date:8/5/2021 11:25:59 AM

Submitted Into Plan Review Date:6/25/2021 2:40:52 PM

Application Date: 6/22/2021 9:52:23 AM

Difference Between Application to PlanReview: 3 Day(s)

Difference Between PlanReview to Permit Issued: 41 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	7/13/2021 12:53:04 PM
ZONING	Approved	7/6/2021 8:19:28 AM

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT APPLICATION

2111121
PERMIT NO.
B-93636
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: Garden Property/Food Store					
JOB ADDRESS: 2950 SW 32 AVE					
OWNER NAME: GARDEN PROPERTY 786 INC					
OWNER ADDRESS: 17409 SW 54 ST					
CITY: MIRAMAR					
PHONE: 7862873437	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: THAVI LLC					
MAIL ADDRESS: 7515 FAIRWAT TRL					
CITY STATE ZIP: BOCA RATON FL 33487					
PHONE: 5614609348	**FAX:**	**EMAIL: VITORODISIO@GMAIL.COM**			
CERT. COMPENTENCY: CGC1528922		**STATE REGISTRATION: N/A**			
LOT: N/A	BLOCK: N/A	PRESENT USE: Convience Store	PROPOSED USE: Convience Store		
FOLIO NUMBER: 514230090093		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 150	SQ.FT. / L.F.: 0				
DESCRIBE WORK: violation: Cabinet Sign Change of Copy - facade					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be 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.

R203 Permit Messages For Permit (2111121-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
96592	Final Building Inspection	10/12/2021	Pass
Zoning Inspection			
94689	Final Zoning	8/10/2021	Pass

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 2111015-0

Job Address: 2950 SW 32 AVE

Job Name: GARDEN PROPERTY

Permit Status: Permit Complete

Permit Issued Date:6/21/2021 3:23:03 PM

Submitted Into Plan Review Date:6/14/2021 8:28:29 AM

Application Date: 6/14/2021 8:25:53 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 7 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	6/14/2021 7:32:32 PM
ZONING	Approved	6/14/2021 4:40:26 PM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5501 FAX

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

2111015
PERMIT NO.
ZON-93545
APPLICATION NO.

AMT DUE

PERMIT TYPE: ZONING					
JOB NAME: GARDEN PROPERTY					
JOB ADDRESS: 2950 SW 32 AVE					
OWNER NAME: GARDEN PROPERTY 786 INC					
OWNER ADDRESS: 17409 SW 54 ST					
CITY: MIRAMAR					
PHONE: 7862873437	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: THAVI LLC					
MAIL ADDRESS: 7515 FAIRWAT TRL					
CITY STATE ZIP: BOCA RATON FL 33487					
PHONE: 5614609348	**FAX:**	**EMAIL: VITORODISIO@GMAIL.COM**			
CERT. COMPENTENCY: CGC1528922		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: RETAIL SHOP	PROPOSED USE: RETAIL SHOP		
FOLIO NUMBER: 514230090093		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: REPAIR 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 (2111015-0)

Event ID	Inspection	Inspection Date	Status
Zoning Inspection			
93300	Fences - Final	6/22/2021	Pass
Structural Inspection			
93301	Fencing - Footings	6/23/2021	Pass
	PASS ACCORDING		
93302	Fencing/ Gates - Final	6/23/2021	Pass
	PASS ACCORDING		

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: 1910131-0

Job Address: 2950 SW 32 AVE

Job Name: GARDEN PROPERTY 786 INC

Permit Status: Expired

Permit Issued Date: 7/30/2019 12:58:47 PM

Submitted Into Plan Review Date: 7/23/2019 12:46:40 PM

Application Date: 7/23/2019 12:45:01 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	7/25/2019 9:06:05 AM

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT APPLICATION

1910131
PERMIT NO.
E-90337
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: GARDEN PROPERTY 786 INC					
JOB ADDRESS: 2950 SW 32 AVE					
OWNER NAME: GARDEN PROPERTY 786 INC					
OWNER ADDRESS: 17409 SW 54 ST					
CITY: MIRAMAR					
PHONE: 9545263223	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: METPLANET ELECTRICAL CONTRACTOR					
MAIL ADDRESS: 6231 GRANT COURT					
CITY STATE ZIP: HOLLYWOOD FL 33024					
PHONE: 3056887133	**FAX:**	**EMAIL:**			
CERT. COMPENTENCY: EC13007397		**STATE REGISTRATION: 06-cme-12532-x**			
LOT: 000	BLOCK: 0000	PRESENT USE: FOOD STORE (CONVENIENCE STORE)	PROPOSED USE: FOOD STORE (CONVENIENCE STORE)		
FOLIO NUMBER: 514230090093		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 1000	SQ.FT. / L.F.: 0				
DESCRIBE WORK: ELECTRICAL WORK REPAIR AS PER BTR INSPECTIONS RESULTS					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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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

(NO BTR - STILL IN PROESS)

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: 1910131-0

Job Address: 2950 SW 32 AVE

Job Name: GARDEN PROPERTY 786 INC

Permit Status: Expired

Permit Issued Date:7/30/2019 12:58:47 PM

Submitted Into Plan Review Date:7/23/2019 12:46:40 PM

Application Date: 7/23/2019 12:45:01 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	7/25/2019 9:06:05 AM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 FAX

1910131
PERMIT NO.
E-90337
APPLICATION NO.
AMT DUE

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: GARDEN PROPERTY 786 INC					
JOB ADDRESS: 2950 SW 32 AVE					
OWNER NAME: GARDEN PROPERTY 786 INC					
OWNER ADDRESS: 17409 SW 54 ST					
CITY: MIRAMAR					
PHONE: 9545263223	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: METPLANET ELECTRICAL CONTRACTOR					
MAIL ADDRESS: 6231 GRANT COURT					
CITY STATE ZIP: HOLLYWOOD FL 33024					
PHONE: 3056887133	**FAX:**	**EMAIL:**			
CERT. COMPENTENCY: EC13007397		**STATE REGISTRATION: 06-cme-12532-x**			
LOT: 000	BLOCK: 0000	PRESENT USE: FOOD STORE (CONVENIENCE STORE)	PROPOSED USE: FOOD STORE (CONVENIENCE STORE)		
FOLIO NUMBER: 514230090093		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 1000	SQ.FT. / L.F.: 0				
DESCRIBE WORK: ELECTRICAL WORK REPAIR AS PER BTR INSPECTIONS RESULTS					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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R203 Permit Messages For Permit ()

Event ID	Inspection	Inspection Date	Status

R203 BTR Inspections For Customer (080510 - FOOD STORE)

Event ID	Inspection	Inspection Date	Status
Miscellanous Inspection			
85888	Attachment	7/20/2020	In-Complete
	As of 7/20/20-pending inspections needed are electrical and fire to complete the business tax application process.		
Structural Inspection			
75670	BTR Business Occupancy Inspection	5/13/2019	Pass
	Convenience store ok		
Zoning Inspection			
75671	BTR Inspection	5/13/2019	Pass
Electrical Inspection			
75668	BTR Inspection	5/14/2019	Fail
	Rejected: Electrical permit required: Emg/Exit lighting requires repair and connection to area lighting. Multiple appliance, gaming machines, signs: require branch circuit outlets. Extension cords not to be used for wiring method, provide outlets per code. NFPA 70, 400.8 flexible cords not permitted; branch circuits. NFPA 70, 422.10 Appliance Branch circuits. NFPA 70, 210.1 branch circuits. NFPA 70, 210.8 (B0 (2) Kitchen GFCI NFPA 70, 210.11 Branch circuits required. NFPA 70, 210.23 Permissible loads; multiple appliances.		
Fire Inspection			
75669	BTR Inspection - Fire	5/14/2019	Fail Without Penalty
	1. Address rear-FD has access 2. Maintain Fire Extinguishers. 3. Maintain exit signs.		

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 011842

APPLICATION FORM

Application Category: Convenience/Grocery Stores **Application Date:** 9/8/2021

Business Owner Information (Residential Usage)

Business Name: ARC GROCERY INC

Business Owner/Corporation/Partnership:

Business Address: 2950 SW 32 AVE

City/State/Zip: PEMBROKE PK/ FL /33023

Business Phone: **Other Phone:** 7865415380 **Fax #:**

E-Mail: Abedshoter@gmail.com **Contact Person's Name:** ABDUL RAHMAN M CHOTAR

Parcel Information

Folio Number: 514230090093 **Legal Description:**

Prior Use: CONVENIENCE STORE

Current Use: CONVENIENCE STORE

Contact Information

Name:

Mailing Address: 2950 SW 32 AVE

City / State / Zip: PEMBROKE PK FL 33023

Business Description:
CONVENIENCE STORE

Limitations:

Instr# 117759839 , Page 1 of 5, Recorded 11/24/2021 at 08:45 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

GARDEN PROPERTY 786 INC
Respondent(s)

Case No.: **4985**

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 April 13, 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: 2950 SW 32 AVENUE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: GARDEN PROPERTY 786 INC, 17409 SW 54 ST, MIRAMAR, FL, 33029

FOLIO NO.: 5142 30 09 0093

1. The Special Magistrate entered a Final Order on April 13, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(i)(k)(h); 5-2(a); 13-2; 15-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on April 13, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$100.00** (HUNDRED 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 April 13, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$18,800.00** (EIGHTEEN THOUSAND EIGHT HUNDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: November 17, 2021.

Notary Public, State of Florida

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

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Dayana CA.

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. GARDEN PROPERTY 786 INC Respondent(s)	Case No.: 4985

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2950 SW 32ND AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: GARDEN PROPERTY 786 INC, 17409 SW 54 ST, MIRAMAR, FL 33029

FOLIO NO.: 514230090093

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(i); 5-103(k); 5-103(h); 5-2(a); 13-2; 15-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(i); 5-103(k); 5-103(h); 5-2(a); 13-2; 15-17 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($100.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

APRIL 27th, 2021.

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

Notary Public, state of Florida
Clerk to the Special Magistrate

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

GARDEN PROPERTY 786 INC
Respondent(s)

Case No.: **4985**

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 April 13, 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: 2950 SW 32 AVENUE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: GARDEN PROPERTY 786 INC, 17409 SW 54 ST, MIRAMAR, FL, 33029

FOLIO NO.: 5142 30 09 0093

1. The Special Magistrate entered a Final Order on April 13, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(i)(k)(h); 5-2(a); 13-2; 15-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on April 13, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$100.00** (HUNDRED 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 April 13, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$18,800.00** (EIGHTEEN THOUSAND EIGHT HUNDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

November 17, 2021.

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.

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 GA.

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. GARDEN PROPERTY 786 INC Respondent(s)	)	Case No.: 4985

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2950 SW 32ND AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: GARDEN PROPERTY 786 INC, 17409 SW 54 ST, MIRAMAR, FL 33029

FOLIO NO.: 514230090093

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(i); 5-103(k); 5-103(h); 5-2(a); 13-2; 15-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(i); 5-103(k); 5-103(h); 5-2(a); 13-2; 15-17 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($100.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: APRIL 27th, 2021.

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

Notary Public, state of Florida
Clerk to the Special Magistrate

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GARDEN PROPERTY 786 INC CASE NO. 4985

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GARDEN PROPERTY 786 INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2950 SW 32 AVENUE, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GARDEN PROPERTY 786 INC AT 12:31 A.M. ON THE 4 DAY OF NOVEMBER 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of Nov, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Notary Public - State of Florida
Commission # HH 144012
My Comm. Expires Aug 23, 2025
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

Petitioner,

vs.

GARDEN PROPERTY 786 INC

2950 SW 32 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
GARDEN PROPERTY 786 INC 17409 SW 54 ST MIRAMAR, FL 33029	4985	11/02/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
GARDEN PROPERTY 786 INC 17409 SW 54 ST MIRAMAR, FL 33029	514230090093	

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

11/03/2021 12:31

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 2021** at 9:00 a.m. at 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 [illegible] WITH RESPECT TO ANY MATTER [illegible] OF THE

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

GARDEN PROPERTY 786 INC

2950 SW 32 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
GARDEN PROPERTY 786 INC 17409 SW 54 ST MIRAMAR, FL 33029	4985	11/02/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
GARDEN PROPERTY 786 INC 17409 SW 54 ST MIRAMAR, FL 33029	514230090093	

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

GARDEN PROPERTY 786 INC

2950 SW 32 AVE, PEMBROKE PARK, FL 33023

Respondent(s)

Case #:

4985

On 11/3/2021 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	GARDEN PROPERTY 786 INC
Address:	17409 SW 54 ST MIRAMAR, FL 33029
Folio:	514230090093
Site Address:	2950 SW 32 AVE, PEMBROKE PARK, FL 33023
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40

Ordinance/Regulation	Section	Description	Date Compiled
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: 11/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 11/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 11/3/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 11/3/2021
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	11/3/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58 -2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 11/3/2021

Notes/Means of Correction:

Must complete Business Tax Receipt.
Must complete electrical permit.
Overgrown vegetation (trees require trimming), dead vegetation requires removal.
All other violations are in compliance.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/3/2021

NOTARY PUBLIC, STATE OF FLORIDA

JEFFERLY LOUIS
Notary Public - State of Florida
Commission # GG [illegible]
My Comm. Expires May [illegible], 2022
Bonded through National Notary Assn.

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2021

Sent To:

GARDEN PROPERTY 786 INC

17409 SW 54 ST
MIRAMAR, FL 33029

Case #:

4985

Property Owner:

GARDEN PROPERTY 786 INC

17409 SW 54 ST
MIRAMAR, FL 33029

Certified Mail #:

Property Description:

514230090093

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B TR R & R A LESS N 135 & LESS W 50
BLK 40

AKA:

2950 SW 32 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/6/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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.	10
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.	10

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.	10
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...	10
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.	10
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

1. Abandon Vehicles on Property - all vehicles in back of property must be removed
2. Prohibited signs (banner, signs in windows, posted signs) - banner sign on fence and window signs must be removed
3. New wall and pole signs without building permits - Need to obtain a building permit for new wall sign and (2) pole signs
4. Trash and debris around property - must remove all trash and debris from entire property
5. Overgrown vegetation - overgrown tree limbs and weeds need to be trimmed and removed
6. Fence replaced without building permits - Need to obtain building permit for new fence
7. Electrical work done for BTR without building permits - expired building permit for electrical work. Need to obtain new permit.
8. No current BTR - Need to obtain Business Tax Receipt from Town.

Double Permit fee has been assessed to violations

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

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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 13th day of April, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jeffrey Louis

Code Enforcement Officer



3/5/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2020

Sent To:

GARDEN PROPERTY 786 INC

17409 SW 54 ST
MIRAMAR, FL 33029

Case #:

4985

Property Owner:

GARDEN PROPERTY 786 INC

17409 SW 54 ST
MIRAMAR, FL 33029

Certified Mail #:

Property Description:

514230090093

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B TR R & R A LESS N 135 & LESS W 50
BLK 40

AKA:

2950 SW 32 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/6/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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.	10
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.	10

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.	10
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...	10
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.	10
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

1. Abandon Vehicles on Property - all vehicles in back of property must be removed
2. Prohibited signs (banner, signs in windows, posted signs) - banner sign on fence and window signs must be removed
3. New wall and pole signs without building permits - Need to obtain a building permit for new wall sign and (2) pole signs
4. Trash and debris around property - must remove all trash and debris from entire property
5. Overgrown vegetation - overgrown tree limbs and weeds need to be trimmed and removed
6. Fence replaced without building permits - Need to obtain building permit for new fence
7. Electrical work done for BTR without building permits - expired building permit for electrical work. Need to obtain new permit.
8. No current BTR - Need to obtain Business Tax Receipt from Town.

Double Permit fee has been assessed to violations

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 16th day of July, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

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

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

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

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

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

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

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

Jeffrey Louis

6/30/2020

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
GARDEN PROPERTY 786 INC 17409 SW 54 ST MIRAMAR, FL 33029	4985	03/06/2020

Property Owner:	Property Description:	Certified Mail #:
GARDEN PROPERTY 786 INC 17409 SW 54 ST MIRAMAR, FL 33029	514230090093	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

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CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4985
GARDEN PROPERTY 786 INC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: GARDEN PROPERTY 786 INC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2950 SW 32 AVE, PEMBROKE PARK, FL 330023

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED GARDEN PROPERTY 786 INC. AT 1:09 A.M. /**P.M.** ON THE 05 DAY OF 04, 2021.

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

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

TYPE OF SERVICE

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

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

(X) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (ABDUL – STORE OWNER) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

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

AFFIANT

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary (_____)

(NOTARY SEAL) Name of Notary (Teressa Malcolm)

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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

Town of Pembroke Park
Business Tax Department

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 966-5186

Customer Number 080510

APPLICATION FORM

Application Category: Convenience/Grocery Stores **Application Date:** 5/9/2019

Business Owner Information (Residential Usage)

Business Name: FOOD STORE

Business Owner/Corporation/Partnership:

Business Address: 2950 SW 32 AVE

City/State/Zip: PEMBROKE PK/ FL /33023

Business Phone: **Other Phone:** 7862802445 **Fax #:**

E-Mail: **Contact Person's Name:** JOHIRUL ISLAM

Parcel Information

Folio Number: 514230090093 **Legal Description:**

Prior Use:

Current Use:

Contact Information

Name: JI7, INC

Mailing Address: 2950 SW 32 AVE

City / State / Zip: PEMBROKE PK FL 33023

Business Description:

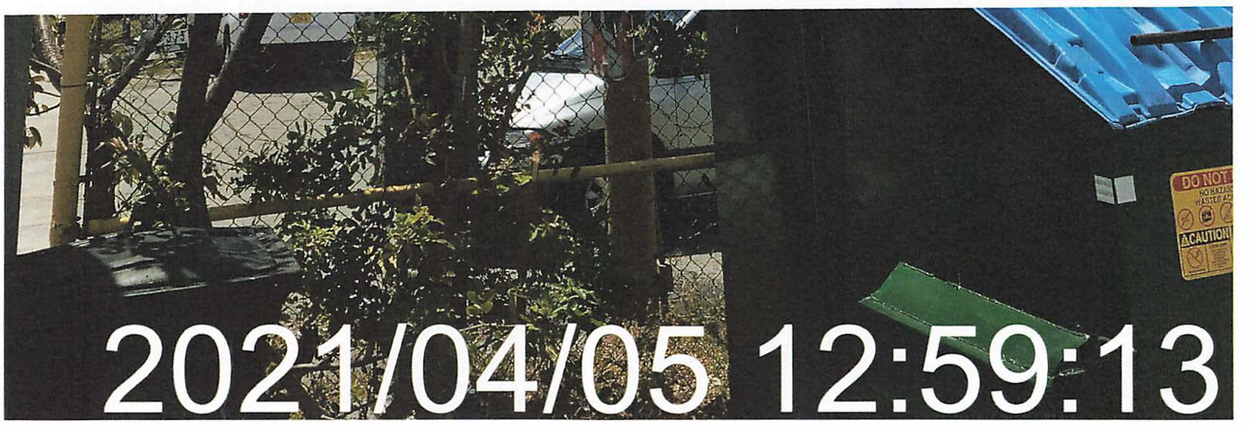
CONVENIENCE STORE

Limitations:

(NEW OWNER- NO BTR -PREV BILLING 114004)


FAMILY
GROCERY
LOTTO SUBS SMOKE SHOP
OPEN
BUD LIGHT
ATM INSIDE
2021/04/05 12:59:40


FAMILY
GROCERY
SMOKE SHOP
LOTTO SUBS
2021/04/05 12:58:44


DO NOT
CAUTION
2021/04/05 12:59:13


Edgefield
Edgefield
Edgefield
$ PACK 3.75
WE BUY
JUNK CARS
954.98
239-462-0844
2021/04/05 12:58:35


BIG AL'S
GUN RANGE
2021/04/05 12:59:21


LOTTO
OPEN
BUD LIGHT
ATM INSIDE
BUSCH BEER
INSIDE
OPEN
12-PK BOTTLES
CORONA EXTRA
$16.99
Make memories not plans
2021/04/05 13:01:05


INSIDE
OPEN
12-PK BOTTLES
CORONA EXTRA
$16.99
Make memories not plans
TropicalIce
We bring ice to you!
ICE
2021/04/05 13:02:16


2021/04/05 13:01:25


2021/04/05 13:01:35


2021/04/05 13:01:45


MOTOR OIL
Mobil
STP
ISUZU
2021/04/05 13:01:58


2021/04/05 13:13:54


2021/04/05 13:14:08


2021/04/05 13:14:19


STOP
2021/04/05 13:14:29


LAWSON
305-885-1008
2021/04/05 13:14:39


2021/04/05 13:21:53


07.09.2020 13:00


FAMILY
GROCERY
SMOKE SHOP
LOTTO
SUBS
07.09.2020 13:00


FAMILY
GROCERY
SMOKE SHOP
LOTTO
SUBS
07.09.2020 13:01
COTTON HENDERSON, INC.


FAMILY
GROCERY
OPEN
BUD LIGHT
ATM
ATM
ATM INSIDE
BUSCH
07.09.2020 13:01


07 09 2020 13:06

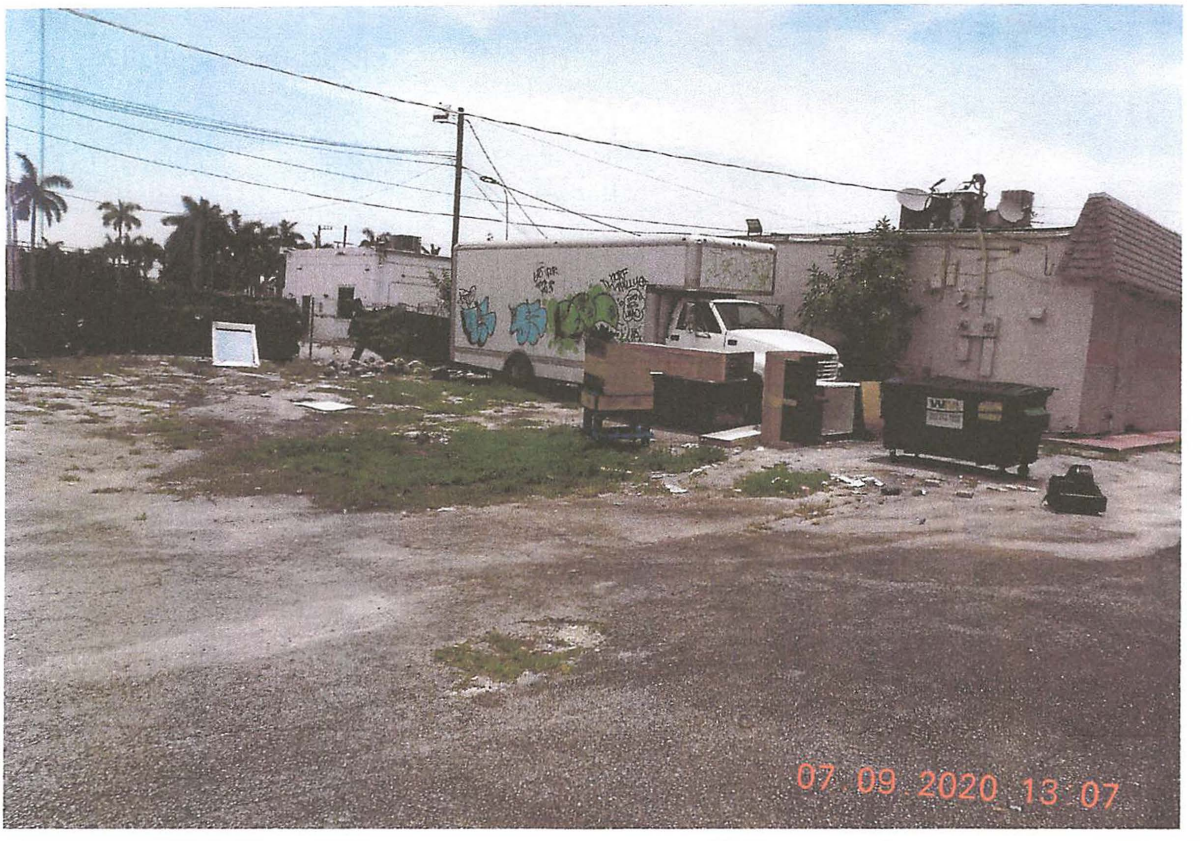

07 09 2020 13:06


07.09.2020 13:07


GMC
07.09.2020 13:07


07.09.2020 13:07


07.09.2020 13:07


07 09 2020 13 07


07 09 2020 13 08


07 09 2020 13:08


07 09 2020 13:08


07 09 2020 13 10


FAMILY
GROCERY
SMOKE SHOP
LOTTO SUBS
WE BUY HOUSES
03 06 2020 00 05


UNDER
NEW MANAGEMENT
03 06 2020 00 06


FAMILY
GROCERY
03 06 2020 00 05


WE BUY
HOUSES
696-1694
03 06 2020 00 06


03 06 2020 00 09


03 06 2020 00 09


03 06 2020 00 09


03 06 2020 00 09


03.06.2020 00:10


03.06.2020 00:11


MYFLORIDA.COM
DECAL
714 WTA
SUNSHINE STATE
VIP SPONSOR
03.06.2020 00:


TimberWolf
TRAILERS, INC.
03.06.2020 00:10


WHO FUCKIN WIT US!!
HOLLA AT YAR SLIM
03.06.2020 00:11


03.06.2020 00:11


MYFLORIDA.COM
HYT B62
SUNSHINE STATE
03.06.2020 00:11


03.06.2020 00:11


03 06 2020 00:17


FAMILY
GROCERY
LOTTO
SUBS
SMOKE SHOP
BUD LIGHT
03 06 2020 00:17


KGX N37
SUNSHINE STATE
03.06.2020 00:11


OPEN
BUD LIGHT
03.06.2020 00:17


XR4Ti
03.06.2020 00:10


03.06.2020 00:10


03.06.2020 00:09


MAY
FLORIDA
SRC 40G
BROWARD
03.06.2020


03.06.2020 00:07


GMC
03.06.2020 00:08


03.06.2020 00:07


03.06.2020 00:08


WM
305 471 4444
954 974 7500
wm.com
03.06.2020 00:08


03.06.2020 00:09


03.06.2020 00:08


03.06.2020 00:08


03 06 2020 00 07


03 06 2020 00 07


03 06 2020 00 07


03 06 2020 00 07


03.06.2020 00:06


03.06.2020 00:06


Everfresh
03.06.2020 00:06


03.06.2020 00:06


FAMILY GROCERY
FAMILY GROCERY
11/02/2021 09:41


LOTTO
11/02/2021 09:41


SMOKE SHOP
LOTTO
SUBS
11/02/2021 09:41


11/02/2021 09:36


11/02/2021 09:36

Case Overview

Property/Incident Information

Owner	Address	Site Address
JUNHALLA LLC/TS Cabinets & Stones Inc.	7201 MCKINLEY ST HOLLYWOOD, FL 33024	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay 4

Legal Description

Case Status Closed **Case #** 5500

Notes 1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained.
No BTR and no follow up as of 03/03/2022.
TS Cabinets & Stones AT 3149 J P Curci Dr, 4 applied and paid for inspection on 1-28-21. They need to schedule inspections to complete the process per M. Grooms.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/6/2021		Notice of Violation	Regular Mail
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/17/2022	3/16/2022	Final Order	Certified Mail Hand
5/9/2022		Affidavit of Compliance	Regular Mail
5/23/2022	6/15/2022	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)	5/9/2022
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...	5/9/2022

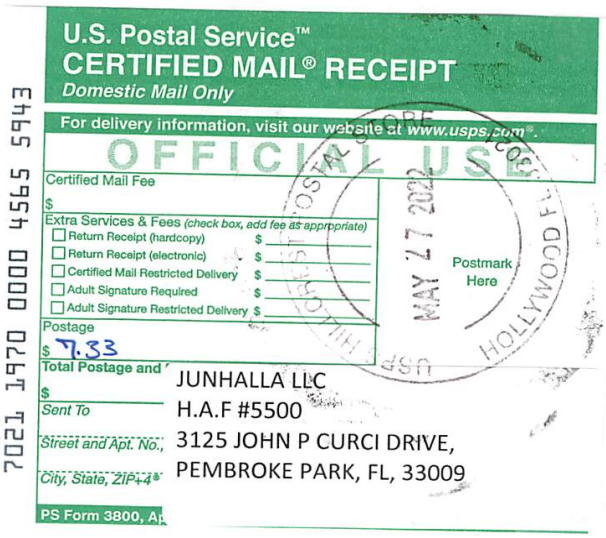
Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	5/9/2022	$2,300.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$2,400.00**

Payments

Date	Payment Type Name	Amount
3/17/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$2,300.00**



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and
$

Sent To JUNHALLA LLC
Street and Apt. No., H.A.F #5500
City, State, ZIP+4® 3125 JOHN P CURCI DRIVE,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

Postmark Here
MAY 17 2022
HOLLYWOOD FL

7021 1970 0000 4565 5943



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
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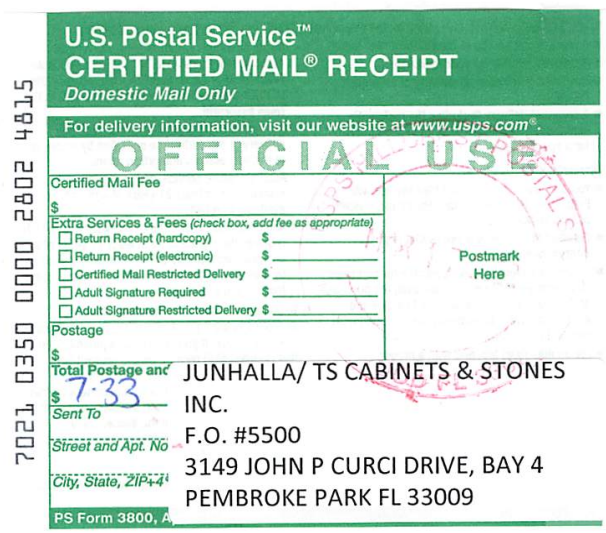
Total Postage and Fees
$

Sent To JUNHALLA LLC
Street and Apt. No. H.A.F #5500
City, State, ZIP+4® 7201 MCKINLEY ST,
HOLLYWOOD, FL, 33024

PS Form 3800, A

Postmark Here
MAY 17 2022
HOLLYWOOD FL
33024

7021 1970 0000 4565 5950



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.33

Sent To JUNHALLA/ TS CABINETS & STONES INC.

Street and Apt. No F.O. #5500

City, State, ZIP+4 3149 JOHN P CURCI DRIVE, BAY 4
PEMBROKE PARK FL 33009

PS Form 3800, A

Postmark Here

7021 0350 0000 2802 4815



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here
MAR 17 2022

Postage
$

Total Postage
$ 7.33

Sent To TAUBER, LEON M

Street and Apt. TS CABINETS & STONES INC.
F.O. #5500

City, State, ZIP 1861 SW 31ST AVE
Hallandale, FL 33009

PS Form 3800

7021 1970 0000 4565 7565

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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/ CURCI, JAMES T
F.O. #6565, #5501, #5500, #5544, #5639
7201 MCKINLEY ST
HOLLYWOOD FL 33024

9590 9402 6921 1104 8020 99

2 Article Number *(Transfer from service label)*

7021 0350 0000 2802 4891

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

7021 0350 0000 2802 4891

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(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

Postmark Here

MAR 17 2022

Sent To JUNHALLA LLC/ CURCI, JAMES T
Street and Apt. F.O. #6565, #5501, #5500, #5544, #5639
City, State, ZIP 7201 MCKINLEY ST
HOLLYWOOD FL 33024

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

7021 0350 0000 2802 4518

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
JUNHALLA LLC/ CURCI, JAMES T
NOH #6565, #5501, #5500, #5544, #5639

Street and Apt. No., or PO Box No.
7201 MCKINLEY ST

City, State, ZIP+4®
HOLLYWOOD FL 33024

MAR – 3 2022

Postmark Here

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

7021 0350 0000 2802 4341

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
JUNHALLA/ TS CABINETS & STONES INC.

Street and Apt. No., or PO Box No.
NOH #5500

City, State, ZIP+4®
3149 JOHN P CURCI DRIVE, BAY 4
PEMBROKE PARK FL 33009

MAR – 3 2022

Postmark Here

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

7021 0350 0000 2802 4334

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
TAUBER, LEON M
TS CABINETS & STONES INC.

Street and Apt. No., or PO Box No.
NOH #5500
1861 SW 31ST AVE

City, State, ZIP+4®
Hallandale, FL 33009

MAR – 3 2022

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.

JUNHALLA/ TS CABINETS & STONES INC.
F.O. #5500
3149 JOHN P CURCI DRIVE, BAY 4
PEMBROKE PARK FL 33009

9590 9402 6921 1104 8021 43

2. Article Number (Transfer from service label)
7021 0350 0000 2802 4815

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C-19
☐ Agent
☐ Addressee

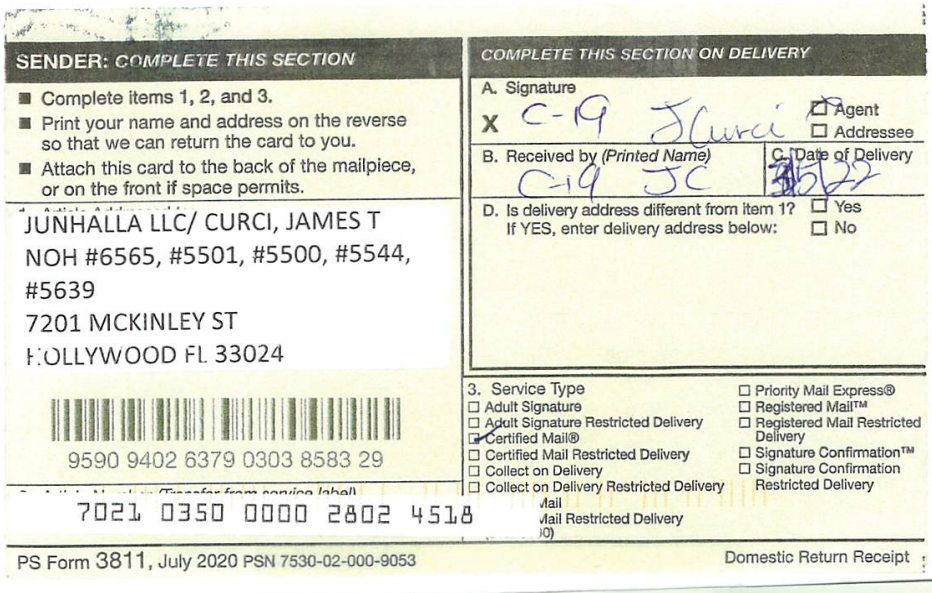
B. Received by (Printed Name)

C. Date of Delivery

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

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

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



SENDER: COMPLETE THIS SECTION

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

JUNHALLA LLC/ CURCI, JAMES T
NOH #6565, #5501, #5500, #5544, #5639
7201 MCKINLEY ST
HOLLYWOOD FL 33024

9590 9402 6379 0303 8583 29

7021 0350 0000 2802 4518

COMPLETE THIS SECTION ON DELIVERY

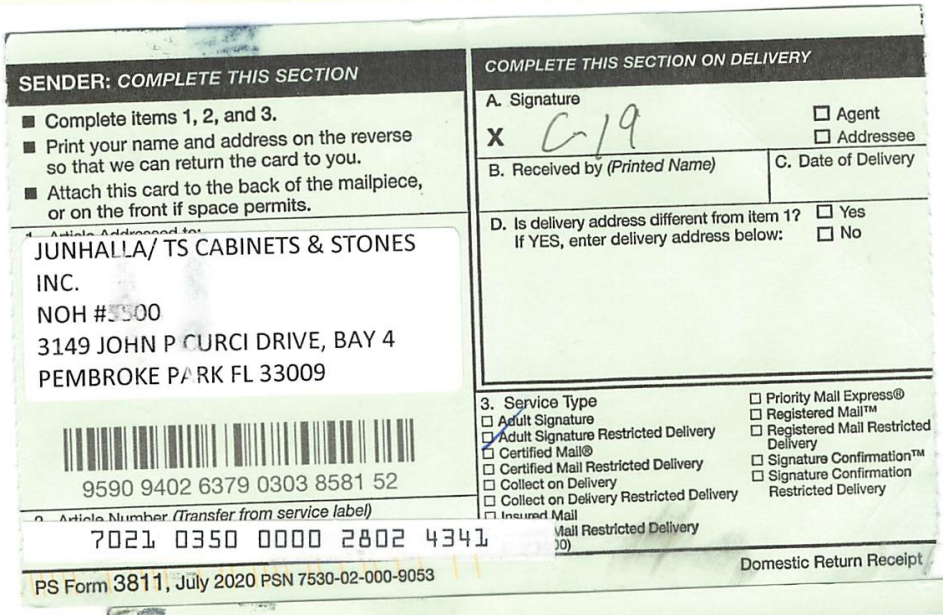
A. Signature
X C-19 JCurci ☐ Agent ☐ Addressee

B. Received by (Printed Name) C-19 JC C. Date of Delivery 3/5/22

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

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

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



SENDER: COMPLETE THIS SECTION

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

JUNHALLA/ TS CABINETS & STONES INC.
NOH #5500
3149 JOHN P CURCI DRIVE, BAY 4
PEMBROKE PARK FL 33009

9590 9402 6379 0303 8581 52

7021 0350 0000 2802 4341

COMPLETE THIS SECTION ON DELIVERY

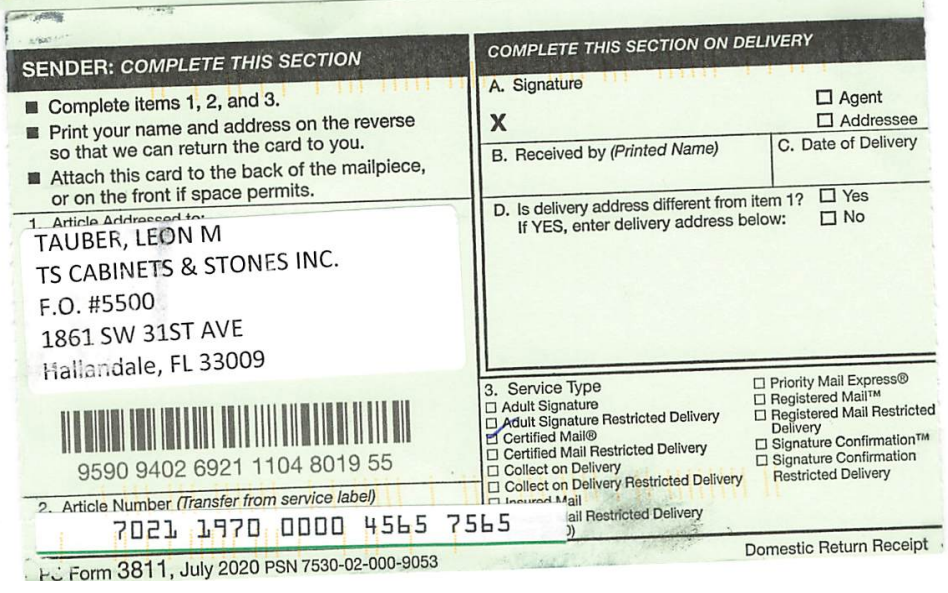
A. Signature
X C-19 ☐ Agent ☐ Addressee

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

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

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

TAUBER, LEON M
TS CABINETS & STONES INC.
F.O. #5500
1861 SW 31ST AVE
Hallandale, FL 33009

9590 9402 6921 1104 8019 55

7021 1970 0000 4565 7565

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

I OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
5498, 5499, 5500

Hasler
01/06/2021
US POSTAGE $000.65⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

JUNHALLA LLC/Visions Elevator Inc.
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

5498

OF PEMBROKE PARK
ID AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5500

Hasler
01/06/2021
US POSTAGE $000.65⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

TS Cabinets & Stones
3149 John P. Curci Drive, Bay 4
Pembroke Park, FL 33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3125 JOHN P CURCI DRIVE, PEMBROKE PARK FL 33009	ID #	5142 29 04 0010
Property Owner	JUNHALLA LLC	Millage	0613
Mailing Address	7201 MCKINLEY ST HOLLYWOOD FL 33024	Use	48-01

Abbr Legal Description	JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

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*	$562,510	$5,551,600	$6,114,110	$5,542,320	
2021	$562,510	$4,619,100	$5,181,610	$5,038,480	$109,275.41
2020	$562,510	$4,017,930	$4,580,440	$4,580,440	$98,854.13

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,114,110	$6,114,110	$6,114,110	$6,114,110
Portability	0	0	0	0
Assessed/SOH	$5,542,320	$6,114,110	$5,542,320	$5,542,320
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,542,320	$6,114,110	$5,542,320	$5,542,320

Sales History

Date	Type	Price	Book/Page or CIN
10/25/2007	WD*	$100	46765 / 872
6/7/2001	WD*	$100	31806 / 1377
11/1/1992	WD		20124 / 704

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	93,751	SF

Adj. Bldg. S.F. (Card, Sketch)	50984
Units	2
Eff./Act. Year Built: 1987/1986	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
TS CABINETS & STONES INC.

Filing Information

Document Number	P17000101277
FEI/EIN Number	82-3842239
Date Filed	12/28/2017
Effective Date	01/01/2018
State	FL
Status	ACTIVE

Principal Address

1861 SW 31st Ave
Hallandale, FL 33009

Changed: 06/29/2020

Mailing Address

1861 SW 31ST AVE
Hallandale, FL 33009

Changed: 06/29/2020

Registered Agent Name & Address

TAUBER, LEON M
1861 SW 31ST AVE
Hallandale, FL 33009

Name Changed: 06/29/2020

Address Changed: 06/29/2020

Officer/Director Detail

Name & Address

Title P

HENRRY, SEGOVIA J
1861 SW 31ST AVE
Hallendale, FL 33009

Title P

TAUBER, LEON M
1861 SW 31ST AVE
Hallendale, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	06/29/2020
2021	05/01/2021

Document Images

05/01/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
12/28/2017 -- Domestic Profit	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JUNHALLA LLC CASE NO. 5500

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3149 JOHN P CURCI DRIVE. #4,PEMBROKE PARK. FL. 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3149 JOHN P CURCI DRIVE. #4, PEMBROKE PARK. FL. 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JUNHALLA LLCAT 9:51 A.M. ON THE 3 DAY OF JUNE 2022.

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

TYPE OF SERVICE

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

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

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

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

J. [signature]
AFFIANT

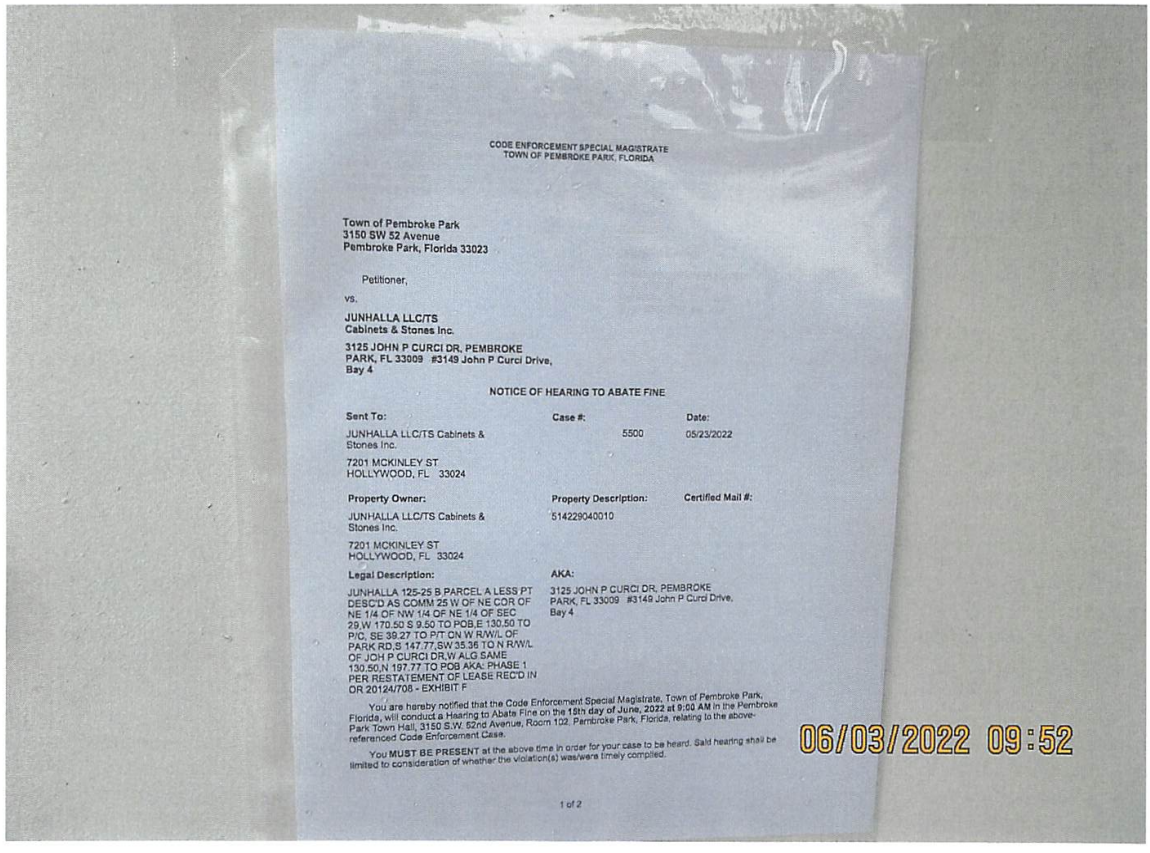
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [_] physical presence or [u] online notarization this 13 day of June, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[signature]
Signature

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

MARY GRI 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.

JUNHALLA LLC/TS
Cabinets & Stones Inc.

3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay 4

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
JUNHALLA LLC/TS Cabinets & Stones Inc. 7201 MCKINLEY ST HOLLYWOOD, FL 33024	5500	05/23/2022

Property Owner:	Property Description:	Certified Mail #:
JUNHALLA LLC/TS Cabinets & Stones Inc. 7201 MCKINLEY ST HOLLYWOOD, FL 33024	514229040010	

Legal Description:	AKA:
JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POS AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay 4

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 June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **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.

1 of 2

Town of Pembroke Park

INVOICE

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

DATE: June 3, 2022
INVOICE # 320
FOR:

Case # 5500
JUNHALLA LLC
3125 JOHN P CURCI DRIVE,
PEMBROKE PARK, FL, 33009

Bill To:
JUNHALLA LLC
7201 MCKINLEY ST,
HOLLYWOOD, FL, 33024

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.15-17 and 15-22		
	Final Order on 03/16/2022		
1	Admin Fee	$ 100.00	$ 100.00
23	Day(s) of Per Diem from (04/16/22-05/09/22)	$ 100.00	$ 2,300.00
1	Admin Fee Paid with Credit Card	$ 100.00	$ (100.00)
	Town's Motion to abate fine by 15%		$ 345.00
		Balance	$ 2,300.00

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

THANK YOU FOR YOUR BUSINESS!

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/TS
Cabinets & Stones Inc.

3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay 4

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
JUNHALLA LLC/TS Cabinets & Stones Inc. 7201 MCKINLEY ST HOLLYWOOD, FL 33024	5500	05/23/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
JUNHALLA LLC/TS Cabinets & Stones Inc. 7201 MCKINLEY ST HOLLYWOOD, FL 33024	514229040010	

Legal Description:	**AKA:**
JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay 4

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **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 **5/12/2022**
Town of Pembroke Park, Florida
3150 SW 52 Ave
Pembroke Park, FL 33023

RE: Case 5500 request for reduction of fines

Honorable Special Magistrate,

We are requesting reduction of the $2,300 fine.

It took approximately 23 days longer than the 30 days provided via the Final Order, but the tenant has resolved electrical issues identified during the Business Tax Receipt (BTR) inspections and obtained the required BTR.

Unfortunately, the contractor who pulled the Electrical Permit never responded after a failed inspection on 3/15/22 so the Tenant had to find a replacement electrical contractor who was willing to install the required dust-proof disconnect boxes. It took almost three weeks to obtain the specialty electrical equipment due to supply chain issues. Once the equipment was properly installed, inspections were obtained and passed and the BTR was issued.

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
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

HLC, Inc.
1812 SW 31st Avenue
Pembroke Park, FL 33009

Site Address:

3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay 4

Date 3/17/2022 4:20:32 PM
Invoice # 24794
For Code Enforcement Case# 5500

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		$100.00	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**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JUNHALLA LLC
TS CABINETS & STONES INC. CASE NO. 5500

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3149 JOHN P CURCI DRIVE, BAY 4, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3149 JOHN P CURCI DRIVE, BAY 4, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JUNHALLA LLC/TS CABINETS & STONES INC.AT 11:57 A.M. ON THE 4 DAY OF MARCH 2022.

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

TYPE OF SERVICE

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

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

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

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

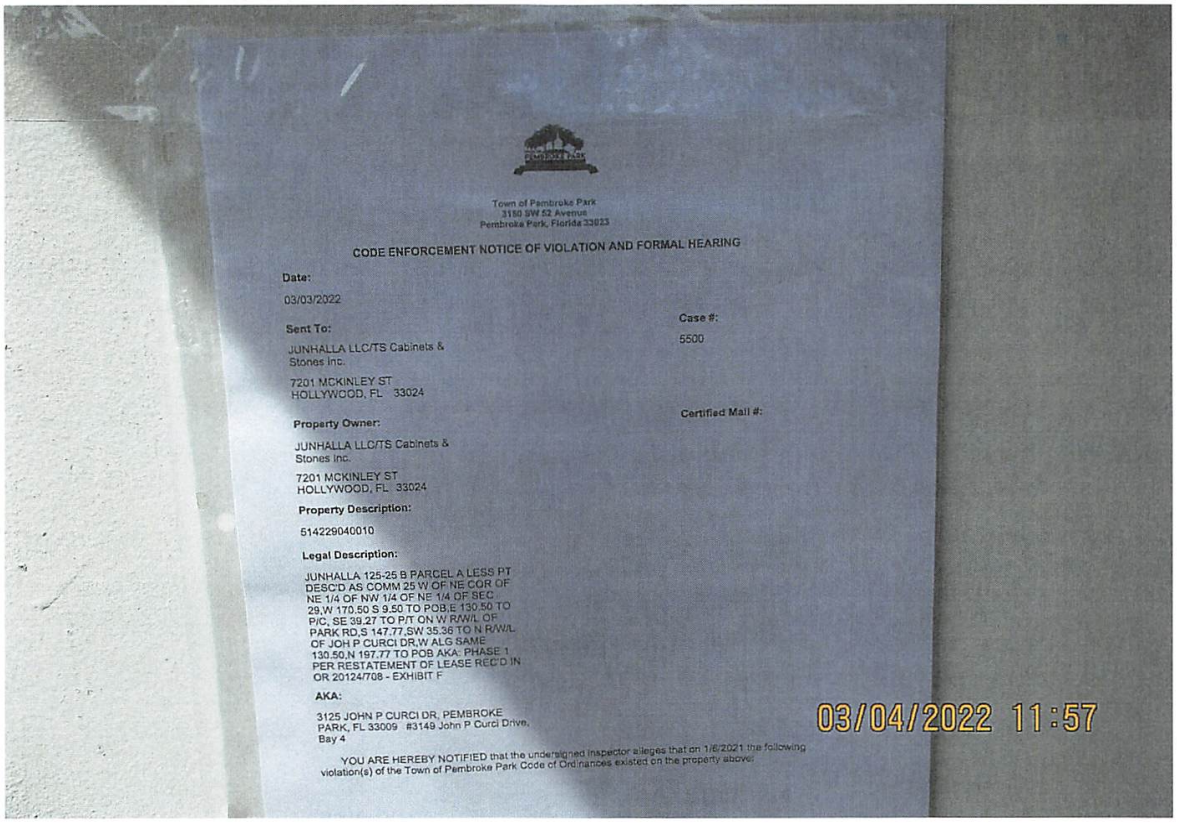
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/03/2022

Case #:
5500

Sent To:
JUNHALLA LLC/TS Cabinets & Stones Inc.
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Certified Mail #:

Property Owner:
JUNHALLA LLC/TS Cabinets & Stones Inc.
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Property Description:
514229040010

Legal Description:
JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29;W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

AKA:
3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay 4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

03/04/2022 11:57



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/03/2022

Sent To:

JUNHALLA LLC/TS Cabinets & Stones Inc.

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:

5500

Property Owner:

JUNHALLA LLC/TS Cabinets & Stones Inc.

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Certified Mail #:

Property Description:

514229040010

Legal Description:

JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

AKA:

3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay 4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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. 15-22. - 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...	15

1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained.
No BTR and no follow up as of 03/03/2022.
TS Cabinets & Stones AT 3149 J P Curci Dr, 4 applied and paid for inspection on 1-28-21. They need to schedule inspections to complete the process per M. Grooms.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of March, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

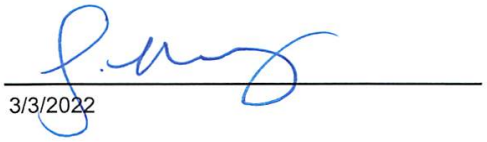
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



3/3/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
JUNHALLA LLC/TS Cabinets & Stones 7201 MCKINLEY ST HOLLYWOOD, FL 33024	5500	01/06/2021

Property Owner:	Property Description:	Certified Mail #:
JUNHALLA LLC/TS Cabinets & Stones 7201 MCKINLEY ST HOLLYWOOD, FL 33024	514229040010	

Legal Description:	AKA:
JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay 4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained.

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

Handed to me 3/11/22
By Rick Chaples

Case #5500 – Request for 60-day extension

3149 John P Curci Drive Bay 4
Tenant: TS Cabinets & Stones Inc.

Landlord is requesting 60-day extension to allow Tenant's contractor to complete the electrical repair permit and for the Tenant to request and obtain Business Tax Receipt (BTR) re-inspections.

Overview:

-- Tenant applied and paid for a BTR on 1/28/21.

-- February 2021 inspectors failed the electrical inspection and the fire inspection

-- February 2021 Landlord signed an agreement with Wayne Automatic Fire Sprinklers to install Fire Sprinklers throughout the building, to include Bay 4, this project was completed 12/14/21 resolving the failed fire inspection but a BTR re-inspection was not requested.

-- When the Tenant received notice of the 3/16/22 Code Enforcement Special Magistrate Hearing they hired an electrician to obtain an Electrical Repair permit which was approved by the Building Department 3/9/22 and is expected to be picked up 3/11/22 by the tenant's contractor.

Summary:

Landlord has implemented (as of notice to the 3/16/22 Magistrate Hearing) a new internal system to track all Notices of Violations (NOV), Business Tax Receipt inspections, and correlate those with the often-required Building Permits to mitigate future issues such as highlighted in this Case.

Obtaining the final Fire Sprinkler inspection on 12/14/21 resolved the failed fire BTR inspection issue but because there is no connection between the Building Permit inspection system and the BTR inspection system, the BTR still shows fire as a failed inspection, which in-turn keeps this Case open because the original violation was issued for a lack of an approved BTR.

Additionally, if the tenant doesn't voluntarily provide the Landlord a copy of their BTR inspection results, the Landlord often is unaware of issues still pending resolution such as the electrical repair permit recently issued for this Case.

Good news is the Tenant is proactive, once they realized the only thing between them and compliance was an electrical repair permit, they hired a contractor to obtain one. Once that permit is complete then they can request re-inspection of the two failed BTR inspection items, then the BTR can be issued which should satisfy this Case.

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 126490

APPLICATION FORM

Application Category: Carpenter/Cabinet Maker **Application Date:** 1/20/2021

Business Owner Information (Residential Usage)

Business Name: TS CABINETS AND STONES

Business Owner/Corporation/Partnership:

Business Address: 3149 J P CURCI DR, 4

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: **Other Phone:** 3057789798 **Fax #:**

E-Mail: sandraT@tscabinetsstones.com **Contact Person's Name:** CONTACT-MARTIN OR SANDRA TALAMO (954)415-0097

Parcel Information

Folio Number: 514229040010 **Legal Description:**

Prior Use:

Current Use: CARPENTRY

Contact Information

Name:

Mailing Address: 3149 J P CURCI DR, 4

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

CARPENTRY

Limitations:

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5500
Petitioner,)
)
vs.)
)
JUNHALLA LLC)
TS CABINETS & STONES INC.
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3149 JOHN P CURCI DRIVE, BAY 4, PEMBROKE PARK, FL 33009
PROPERTY OWNER: JUNHALLA LLC, 7201 MCKINLEY ST HOLLYWOOD FL 33024

FOLIO NO.: 5142 29 04 0010

LEGAL DESCRIPTION: JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

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; and 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) 15-17; 15-22 **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 $ 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 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

Case Overview

Property/Incident Information

Owner	Address	Site Address
ARDEVCO LLC	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 5709

Notes

1. Property needs to be maintained (i.e: pressure washing and painting the building).
2. Multiple door steps have cracked tile and concrete at the entrance doors and need to be replaced or repaired.
3. Noticed a rusted and wood damaged wall unit a/c installed in the third floor laundry room which needs to be replaced/repaired.
4. Unit #108 installed camera system around the property and built a fencing to divide the back yard space & Remove hurricane shutters from the patio area. Obtain a permit with plans and inspections for camera installation and fence.
5. Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.
6. Multiple lights missing shades/faces on lighting fixtures. Replace light shades/faces.
7. Multiple areas of the balconies need concrete repairs & areas around the flood lights installed at the roof edges need concrete repair. Obtain a permit with plans and inspections for concrete repairs for balconies and store front areas that are damaged.
8. Possible screen doors were replaced for the 1st floor units with the balcony areas. Obtain permits for doors that were replaced. Screens need to be replace with new screens some appear to be torn or damaged.
9. Property concrete wall has been damaged/cut in three different areas and patched with a hurricane shutter. Obtain a permit with plans and inspections to repair wall back to the original state.
10. Chain link fence needs repair from the adjourning property excess prohibited items applying pressure to chain link fence & front of the property (W Hallandale Beach Blvd) has a fallen support post. Verify with the Building Department for fence repair options.
11. Parking lot has multiple pit hole which need repair and to be re-paved and re-striped and to remain maintained.
12. Parking curbs/stomps need repair.
13. Abandoned vehicles on the property. Remove all abandoned vehicles from the property that are inoperable; all vehicles must be operable and have a current tag.
14. Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.
15. Fill in the gap within the fence alongside W Hallandale Beach Blvd with hedges and maintain the landscaping throughout the property. (Ref: Sec.28-332, 28-335)
16. A double permit fee has been assessed for any permits on this property.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/30/2021		Notice of Violation	Regular Mail
7/29/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/25/2021	8/19/2021	Final Order	

Case Overview

9/28/2021	10/20/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
10/21/2021	10/20/2021	Amended Final Order	Certified Mail
5/2/2022		Affidavit of Compliance	Regular Mail
6/1/2022	6/15/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	5/2/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	5/2/2022
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.	5/2/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	5/2/2022
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.	5/2/2022
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.	5/2/2022
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.	5/2/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	5/2/2022
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)	5/2/2022

Case Overview

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	5/2/2022
ZONING	Sec. 28-332. - Commercial zoned areas.	Fences, walls and hedges may be erected and maintained within the setback areas to a maximum total height of ten (10) feet. Open-weave or chain-link fences may only be used 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, § 5, 12-7-11)	5/2/2022
ZONING	Sec. 28-335. - Miscellaneous design standards.	(a)Chain-link fencing installed along Hallandale Beach Boulevard or Pembroke Road will require supplemental landscaping to screen at least the lower three (3) feet of the fence.(b)Stucco walls must be finished and painted on both sides of the wall (facing interior lot as well as any adjoining lot, street or waterway). (c)The finished side of a wood fence shall face the street or any adjoining property with any exposed structural columns facing the interior of the lot. (Ord. No. 11-12-01, § 8, 12-7-11)	5/2/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	5/2/2022	$52,000.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$52,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$52,200.00**



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

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

OFFICIAL USE

Certified Mail Fee $3.75 $3.05
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage $1.56
Total Postage an $8.36

Sent To ANZAK INVESTMENTS I LLC
Street and Apt. N 3615 SW 52 AVE,
City, State, ZIP+4 PEMBROKE PARK, FL, 33023

PS Form 3800,

0310 04
UNIVERSITY POSTAL RETAIL STC
Postmark Here
06/02/2022

7021 1970 0000 4565 6162



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

For delivery information, visit our website at www.usps.com®.
Hallandale, FL 33009

OFFICIAL USE

Certified Mail Fee $3.75 $3.05
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery
Postage $0.58
Total Postage an

Sent To ARDEVCO LLC
H.A.F #5709
Street and Apt. N 3181 W HALLANDALE BEACH BLVD
#300,
City, State, ZIP+4 PEMBROKE PARK, FL, 33009

PS Form 3800,

0310 04
UNIVERSITY POSTAL RETAIL STC
USPS
Postmark Here
2022
06/02/2022

7021 1970 0000 4565 6179

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD #300
PEMBROKE PARK, FL 33009
HET # 6001 & HET # 5709

9590 9402 6379 0303 8475 45

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2468

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. CR1 7 C19 ☐ Agent ☐ Addresse

B. Received by *(Printed Name)* ROCCO DiRIA C. Date of Deliver 9-30-21

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

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

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

7021 0350 0001 0298 2468

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

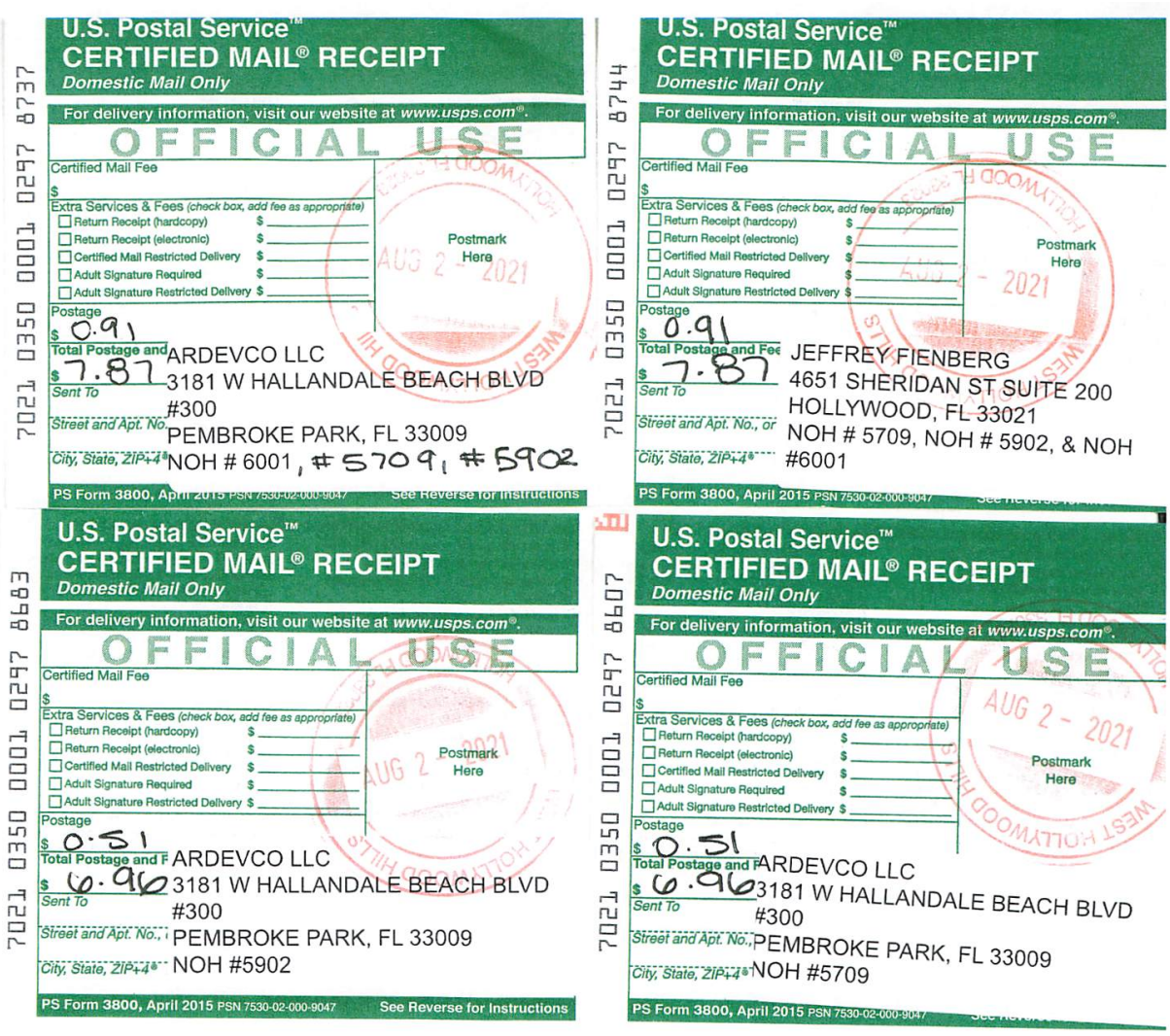
Total Postage a
$ 7.33

Sent To
Street and Apt. I
City, State, ZIP+

USPS HILLCRES
Postmark Here

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD #300
PEMBROKE PARK, FL 33009
HET # 6001 & HET # 5709

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



7021 0350 0001 0297 8737

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

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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
$ 0.91

Total Postage and
$ 7.87

Sent To
ARDEVCO LLC

Street and Apt. No.
3181 W HALLANDALE BEACH BLVD #300

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

NOH # 6001, # 5709, # 5902

Postmark Here
AUG 2 - 2021

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

7021 0350 0001 0297 8744

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 0.91

Total Postage and Fee
$ 7.87

Sent To
JEFFREY FIENBERG

Street and Apt. No., or
4651 SHERIDAN ST SUITE 200

City, State, ZIP+4®
HOLLYWOOD, FL 33021

NOH # 5709, NOH # 5902, & NOH #6001

Postmark Here
AUG 2 - 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0297 8683

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 0.51

Total Postage and F
$ 6.96

Sent To
ARDEVCO LLC

Street and Apt. No.,
3181 W HALLANDALE BEACH BLVD #300

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

NOH #5902

Postmark Here
AUG 2 - 2021

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

7021 0350 0001 0297 8607

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 0.51

Total Postage and F
$ 6.96

Sent To
ARDEVCO LLC

Street and Apt. No.,
3181 W HALLANDALE BEACH BLVD #300

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

NOH #5709

Postmark Here
AUG 2 - 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047

7019 1120 0000 9007 7187

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.33

Sent To
Street and Ap
City, State, Zi

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD #300
PEMBROKE PARK, FL 33009
FO # 6001 & FO # 5709

USPS HILLCREST STORE HOLLYWOOD FL
OCT 22 2021
Postmark Here

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

7021 0350 0001 0297 8607

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 0.51

Total Postage and F
$ 6.96

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

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH #5709

AUG 2 - 2021
Postmark Here
WEST HOLLYWOOD FL

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0298 2468

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$ 7.33

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

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD #300
PEMBROKE PARK, FL 33009
HET # 6001 & HET # 5709

USPS HILLCREST STORE HOLLYWOOD FL
SEP 20 2021
Postmark Here

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

7021 0350 0001 0297 8805

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total
$
Sent
Street
City,

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
FO #5709

AUG 23 2021
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:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD #300
PEMBROKE PARK, FL 33009
FO # 6001 & FO # 5709

9590 9402 6379 0303 8497 92

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7187

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

Mail
Mail Restricted Delivery
00)

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD #300
PEMBROKE PARK, FL 33009
HET # 6001 & HET # 5709

9590 9402 6379 0303 8475 45

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2468

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. CRT 7 C19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* ROCCO DiRIA | C. Date of Delivery 9-30-21

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD #300
PEMBROKE PARK, FL 33009
FO #5709

9590 9402 6610 1028 6995 67

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 8805

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. CRT 7 C19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* ROCCO DiRIA | C. Date of Delivery 8-25-21

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JEFFREY FIENBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021
FO # 5709, FO # 5902, & FO #6001

9590 9402 6610 1028 6995 74

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 8812

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

NOV # 5709

TOWN OF PEMBROKE PARK

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

Hasler
03/30/2021
US POSTAGE

Jeffrey Feinberg
4651 Sheridan St
200
Hollywood FL
33021

NOV #5709

TOWN OF PEMBROKE PARK

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

Hasler
03/30/2021
US POSTAGE

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5709

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

Detail by Entity Name

Florida Limited Liability Company
ARDEVCO, LLC

Filing Information

Document Number	L18000021942
FEI/EIN Number	82-4464614
Date Filed	01/24/2018
State	FL
Status	ACTIVE

Principal Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Mailing Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

GARONE, ANTHONY
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Title AMBR

D'ELIA, ROCCO
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/20/2020
2021	03/12/2021

Document Images

03/12/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3181 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	ARDEVCO LLC
Mailing Address	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH FL 33009

ID #	5142 29 00 0111
Millage	0613
Use	03

Abbr Legal Description	29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$338,330	$3,130,010	$3,468,340	$3,468,340	
2020	$338,330	$3,058,310	$3,396,640	$3,396,640	$73,305.60
2019	$338,330	$3,058,310	$3,396,640	$3,396,640	$74,162.24

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,468,340	$3,468,340	$3,468,340	$3,468,340
Portability	0	0	0	0
Assessed/SOH	$3,468,340	$3,468,340	$3,468,340	$3,468,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,468,340	$3,468,340	$3,468,340	$3,468,340

Sales History

Date	Type	Price	Book/Page or CIN
2/28/2018	QCD-T	$100	115044482
7/14/2015	WD-Q	$3,000,000	113121896
1/9/1995	WD	$1,000,000	23121 / 797
5/1/1974	QCD	$400,000	1160 / 767
9/1/1971	WD	$156,000	

Land Calculations

Price	Factor	Type
$9.00	37,592	SF
Adj. Bldg. S.F. (Card, Sketch)		28751
Units		32
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
ARDEVCO LLC		CASE NO. 5709

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL. 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL. 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ARDEVCO LLC AT 11:04 A.M. ON THE 3 DAY OF JUNE 2022.

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

TYPE OF SERVICE

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

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

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

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

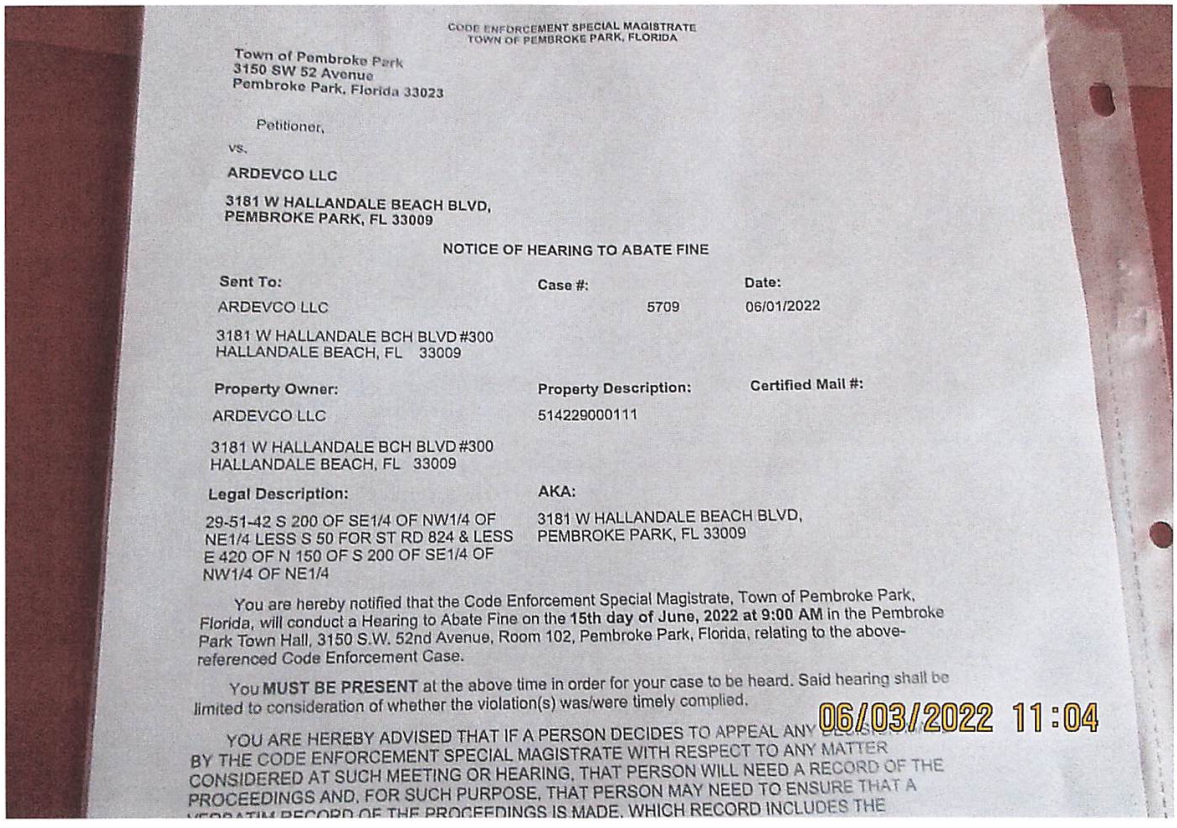
AFFIANT

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

Signature

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

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
ARDEVCO LLC	5709	06/01/2022
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
ARDEVCO LLC	514229000111	
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

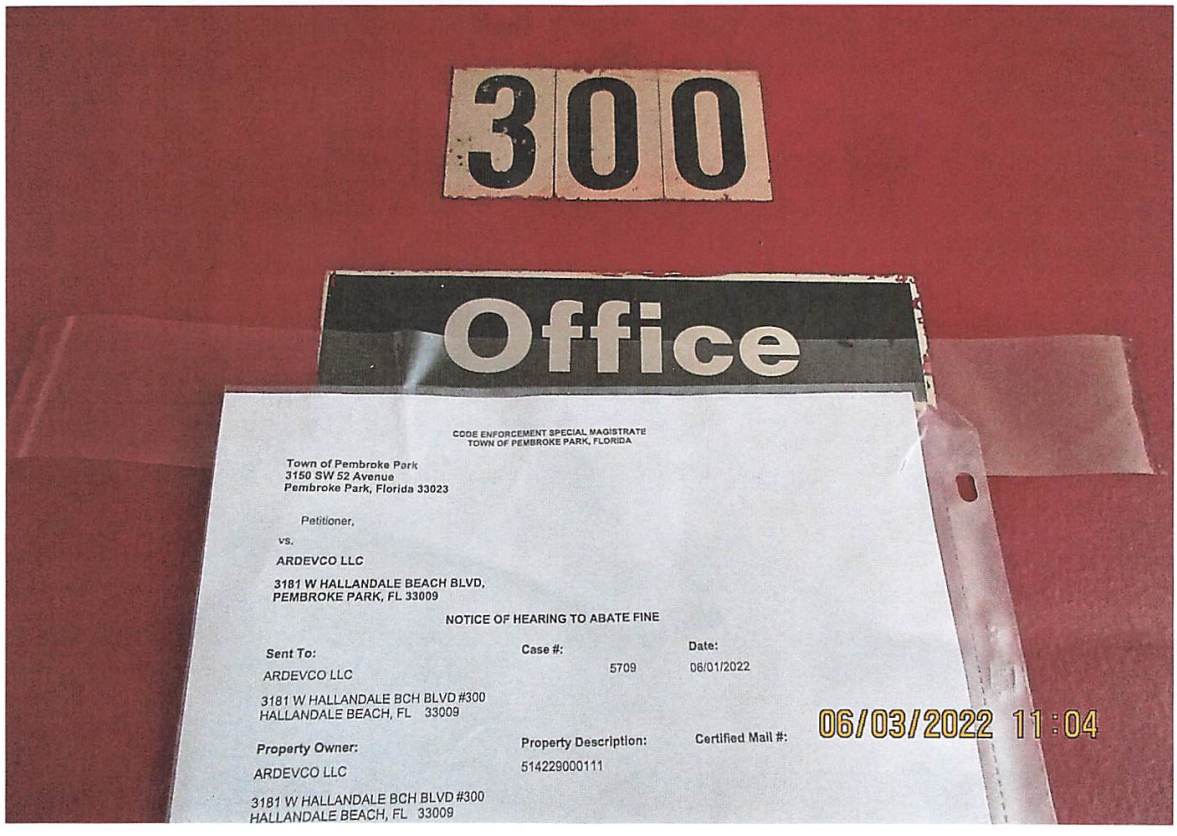
Legal Description:	AKA:
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **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.

06/03/2022 11:04

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
ARDEVCO LLC	5709	06/01/2022
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
ARDEVCO LLC	514229000111	
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

06/03/2022 11:04

Town of Pembroke Park

INVOICE

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

DATE: June 3, 2022
INVOICE # 320
FOR:

Case # 5709
ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009

Bill To:
ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-103(a)(c)(i)(j)(k)(l); 5-105; 5-17; 5-87; 13-2; 28-332 and 28-335		
	Final Order on 10/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
103	Day(s) of Per Diem from (01/19/22-05/02/22)	$ 500.00	$ 51,500.00
	Town's Motion to abate fine by 20%		$ 10,300.00
	10,300.00 + 100.00		$ 10,400.00
		Balance	$ 51,600.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
ARDEVCO LLC	5709	06/01/2022
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
ARDEVCO LLC	514229000111	
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

Legal Description:	**AKA:**
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ARDEVCO LLC /) CASE NO. 5709

SUNDRIFT APARTMENTS

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ARDEVCO LLC / SUNDRIFT APARTMENTS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ARDEVCO LLC / SUNDRIFT APARTMENTS AT **3:56** A.M./**P.M.** ON THE **1** DAY OF **OCTOBER** 2021.

TYPE OF SERVICE

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

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

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

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

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

AFFIANT

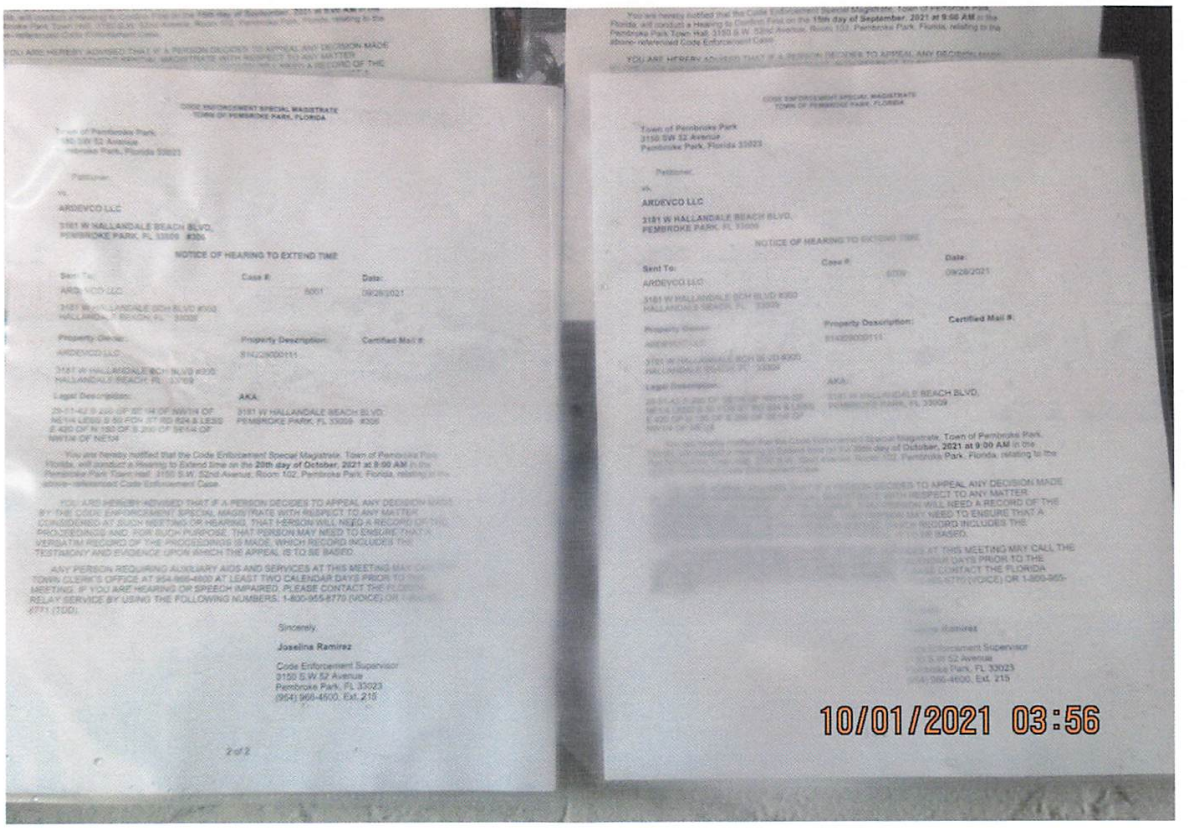
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of 10, 2021, by Teressa malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:
ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:
5709

Date:
09/28/2021

Property Owner:
ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Property Description:
5142290000111

Certified Mail #:

Legal Description:
29-51-42 S 200 OF SE1/4 OF NW1/4 OF
NE1/4 LESS S 50 FOR ST RD 824 &
E 420 OF N 150 OF S 200 OF SE1/4 OF
NW1/4 OF NE1/4

AKA:
3181 W HALLANDALE BEACH BLVD;
PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 20th day of October, 2021 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

10/01/2021 03:56

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
ARDEVCO LLC	5709	09/28/2021
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
ARDEVCO LLC	514229000111	
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

Legal Description:	**AKA:**
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of October, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
ARDEVCO LLC	)	CASE NO. 5709
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: ARDEVCO LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ARDEVCO LLC AT **11:54** **A.M.**/P.M. ON THE **2** DAY OF **AUGUST** 2021.

TYPE OF SERVICE

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

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

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

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

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

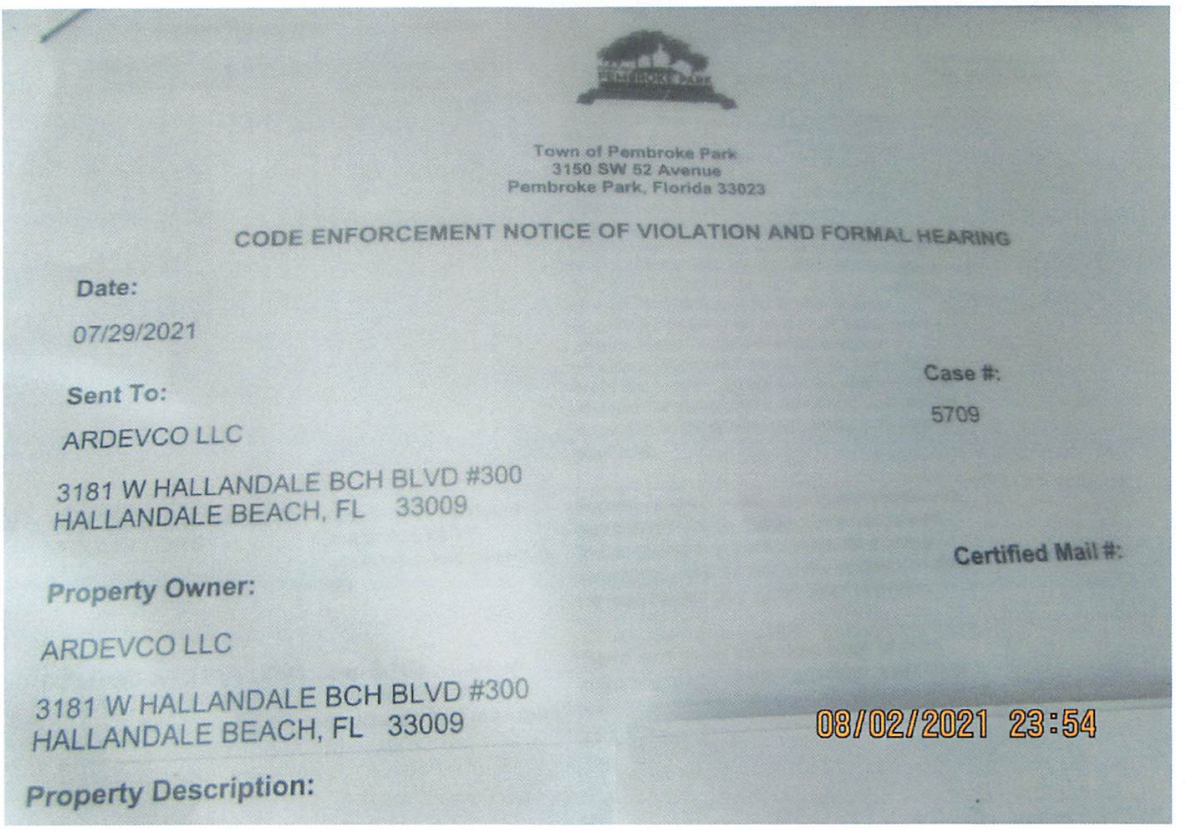
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this 11 day of 8, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/29/2021

Case #:

5709

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

08/02/2021 23:54

Property Description:

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/29/2021

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5709

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000111

Legal Description:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

AKA:

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30
ZONING	Sec. 28-332. - Commercial zoned areas.	Fences, walls and hedges may be erected and maintained within the setback areas to a maximum total height of ten (10) feet. Open-weave or chain-link fences may only be used 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, § 5, 12-7-11)	30
ZONING	Sec. 28-335. - Miscellaneous design standards.	(a)Chain-link fencing installed along Hallandale Beach Boulevard or Pembroke Road will require supplemental landscaping to screen at least the lower three (3) feet of the fence.(b)Stucco walls must be finished and painted on both sides of the wall (facing interior lot as well as any adjoining lot, street or waterway). (c)The finished side of a wood fence shall face the street or any adjoining property with any exposed structural columns facing the interior of the lot. (Ord. No. 11-12-01, § 8, 12-7-11)	30

1. Property needs to be maintained (i.e: pressure washing and painting the building).
2. Multiple door steps have cracked tile and concrete at the entrance doors and need to be replaced or repaired.
3. Noticed a rusted and wood damaged wall unit a/c installed in the third floor laundry room which needs to be replaced/repaired.
4. Unit #108 installed camera system around the property and built a fencing to divide the back yard space & Remove hurricane shutters from the patio area. Obtain a permit with plans and inspections for camera installation and fence.
5. Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.
6. Multiple lights missing shades/faces on lighting fixtures. Replace light shades/faces.
7. Multiple areas of the balconies need concrete repairs & areas around the flood lights installed at the roof edges need concrete repair. Obtain a permit with plans and inspections for concrete repairs for balconies and store front areas that are damaged.
8. Possible screen doors were replaced for the 1st floor units with the balcony areas. Obtain permits for doors that were replaced. Screens need to be replace with new screens some appear to be torn or damaged.
9. Property concrete wall has been damaged/cut in three different areas and patched with a hurricane shutter. Obtain a permit with plans and inspections to repair wall back to the original state.
10. Chain link fence needs repair from the adjourning property excess prohibited items applying pressure to chain link fence & front of the property (W Hallandale Beach Blvd) has a fallen support post. Verify with the Building Department for fence repair options.
11. Parking lot has multiple pit hole which need repair and to be re-paved and re-striped and to remain maintained.
12. Parking curbs/stomps need repair.
13. Abandoned vehicles on the property. Remove all abandoned vehicles from the property that are inoperable; all vehicles must be operable and have a current tag.
14. Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.
15. Fill in the gap within the fence alongside W Hallandale Beach Blvd with hedges and maintain the landscaping throughout the property. (Ref: Sec.28-332, 28-335)
16. A double permit fee has been assessed for any permits on this property.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of August, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Teressa Malcolm

Code Enforcement Officer



7/29/2021

case #5709

Teressa Malcolm

From: Teressa Malcolm
Sent: Tuesday, June 1, 2021 11:59 AM
To: Maria Sanchez
Subject: RE: 3181 W. Hallandale Beach Blvd #300, Hallandale Beach, FL 33009

Importance: High

Ms. Sanchez:

Good morning,

It was a pleasure meeting you as well and thank you for assisting with the walk through of the property.

Your extension request has been granted due to the following items being taken care of as of 05/26/2021.

- Broken tiles fixed.
- Lamp shades covers repaired and/or replaced.

Please keep me in the loop as your progress with any changes.

Your new extension expiration date is: July 1st, 2021.

Please advised,

Teressa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to **tmalcolm@townofpembrokepark.com** to **tmalcolm@tppfl.gov**

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

From: Maria Sanchez <pmeflorida@yahoo.com>
Sent: Thursday, May 27, 2021 9:33 PM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: 3181 W. Hallandale Beach Blvd #300, Hallandale Beach, FL 33009

Hi Teresssa,

It was nice meeting you. I'm requesting an extension to get the notice of violations taken care of.

Please email me back approving the extension.

Thank you,

Maria Sanchez
PROPERTY MANAGEMENT EXPERTS OF FLORIDA
20900 NE 30th Avenue
8th Floor
Aventura, Florida 33180
Office: (305) 922-7660
Cell: (305) 490-8844

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.

Tree Removal

IMPORTANT NOTICE – IMMEDIATE AC

At FPL we are committed to providing safe, reliable electric service to all of our customers. A single tree condition that interferes with FPL power lines has the potential to disrupt service to many customers.

A Vegetation Management Specialist has identified a tree or palm conflict that cannot be effectively maintained by pruning. The immediate removal of this condition is necessary to ensure safe and reliable electric service to our customers, as mandated by the National Electric Safety Code and defined by the Florida Public Service Commission.

Due to the location and aggressive growth rate of this tree, removal is the only effective option to ensure the highest quality of energy delivery. Pruning will not remedy the threat of service interruption and the potential to impact public safety or property. FPL is providing this notification to arrange for the removal of this vegetation conflict.

Please sign and promptly return this form to FPL's Vegetation Management Department so a Specialist can contact you to schedule the removal of the tree(s) or palm(s) described below. This work will include the clean up and disposal of all debris and is performed at no cost to the customer. Please do not attempt to maintain any vegetation near our power lines. Only qualified line clearance tree care professionals should perform this work. We thank you for your cooperation with this urgent matter.

✓ **Owner's Name:** ARDENCO LLC (SUNDRIFT) **Date:** 06/15/21

Address (work location): 3191 w Hallandale beah blvd **City:** Hallandale

✓ **Phone: Day** 514 244 5992 **Evening**

Work Description: remove and stump grind12 royal palms and replace them right tree right place.
AS PER EMAILS

✓ **Owner's Signature:** [signature] **Date:** 06/15/21

If you have any questions regarding this work, please contact the Vegetation Management Specialist below:

VM Specialist Name: luis rolon **Phone:** 786 229-4223

VM USE ONLY

Facilities Involved: ☒ Feeder ☐ Circuit Body **WR / TT #:**

☐ 1Ø Prim. ☐ 2Ø Prim. ☒ 3Ø Prim. ☐ Open Secondary ☐ Wrapped Secondary ☐ Service Drop ☐ Neutral

Work Type: ☐ CTR ☐ TT ☐ MCHS ☐ SS ☐ PIP ☐ Capital ☐ Other:

Sub and Feeder #: pembroke #02434 **MA:** SB **CIF:** ☐ Yes ☐ No

Species: royal palms ☒ **Access** ☐ **Inaccess**

Removal Profile: ☐ A ☒ B ☒ C ☐ D ☐ E ☐ F **LU Code:**

Prepared By: luis rolon **GF:**

Job Description / Comments:

Form 21-R, Rev. 5/07

PART 1 (White) - General Foreman PART 2 (Canary) - VM Specialist PART 3 (Pink) - Customer

ATLANTIS ELECTRICAL CORP.

PROPOSAL

#2021032

12803 SW 20th Terrace
Miami, Florida 33175
Phone (305) 551-9002
atlantiselectric@aol.com

Electrical Contract

JULY 21, 2021

TO:
Mr. Rocco

FOR:
Electrical work
Sundrift Apartments

DESCRIPTION	AMOUNT
Repair water tank connection of the electrical power for the broilers in 4th floor.	
Install new pipes and flexible conduits in order to fix the connection of the broilers.	
Repair panels in the electrical room.	
Install new panels fillers in one of them and label both panels.	
Repairs parking lights in the roof.	
Install new pipes and wires for the installation of the roof lights, the existing installation is sloppy and can't pass any inspection.	
According with the email you sent me you need new fixture lights for the apt. 105. You provide the fixture lights and I install them.	
Total	4,790.00
Not included in the price:	
• Electrical permit fee.	
• Any repairs in the roof or walls due to the installation of the electrical items.	
• Any fixture lights for the parking or apartment. (Fixture lights provided by the owner)	
• Any other work not specified in the scope of work.	
Schedule of payments:	
• Before start work	2,800.00
• Progress work	1,000.00
• Finish work	990.00

A/C Contract

Air Conditioning
CAC1815142

Refrigeration

South Florida Comfort Specialists, Inc. LLC
954-624-5787
sflcomfort@gmail.com

JOB # 2310 | PHONE

☐ CASH ☐ CHARGE ☐ WARR. ☐ MAINT.

DATE 7-14-21

MECHANIC Frankie

HELPER

s Were Also Provided:

☐ Check Evaporator Coil ☐
Service Drain ☐ Check Freon ☐
Filter Size _____ X _____ X _____
Unit Model Number _____
Unit Serial _____
Recommendations _____

SEND INVOICE TO
Rocco

WORK LOCATION
NAME Sundrift Apts
STREET 3181 W. Hallandale
CITY West Park FL
STATE

NATURE OF CALL
Proposal bring ALL Rooftop A/C units to code

DESCRIPTION OF WORK PERFORMED

32 Rooftop Units ① Replace rusted liquid line driers. ② Re coat copper piping. ③ Insulate copper suction lines, Paint with UV resistant paint. ④ Place units on 4 vibration isolation pads. ⑤ Replace damaged liquid tight high voltage lines, add additional liquid tight to separate low voltage lines from high voltage lines. ⑥ Tie down units to stand using hurricane rated aluminum angles and unistrut where required using screws, stainless steel bolts, nuts lock washers, and ukishers
Quote valid for 30 days and subject to market price fluctuations.

$600/unit X 32 = $19,200 − 10% Discount ($1920) = $17,280
$13,000.00 Deposit to begin work. $4,280.00 Due upon completion

MATERIAL USED

QTY	PART NO. OR DESCRIPTION	UNIT PRICE	AMOUNT

TOTAL PARTS: _____

We understand and agree that any credit granted shall be paid promptly in accordance with terms and agreements, net 30 days, that the credit grantor may add one and one half percent (1½%) per month to any balance owed, and in event of default to pay reasonable collection charges and/or attorney fees. I have the authority to order the above work and do so order as outlined above. It is agreed that the seller will retain title to any equipment or material furnished until final and complete payment is made. If settlement is not made as agreed, the seller shall have the right to remove same and the seller will be held harmless for any damages resulting from the removal thereof. All jobs C.O.D. unless otherwise approved by office.

Customer Signature: _____

Guarantee: SOUTH FLORIDA COMFORT SPECIALISTS, INC. will repair or replace free of charge any parts and/or materials listed above which prove defective within 90 days from date of this service. This warranty shall not apply where parts are damaged by unauthorized personnel, acts of God or improper operation of equipment. In no way shall this contractor be liable for speculative or subsequent damage arising from use of, or failure of equipment to operate properly.

TOTAL PARTS	
TOTAL LABOR	
SALES TAX	
TOTAL COST	$17,280.00

REVISED 8/12/21 Additional 10% Discount ($1728) = $15,552

$11,600 DEPOSIT Bal $3952. due upon TO BEGIN WORK completion

Painting
&
Concrete

July 15, 2021

Client: **Property Management Experts of Florida**
Rocco D'Elia/Maria Sanchez
Phone: (514) 244-5992/(305) 490-8844
Email: del88@sympatico.ca /pmeflorida@yahoo.com

SUBJECT: EXTERIOR REPAINTING PROPOSAL

Dear Rocco/Maria,

Thank you for contacting Suncoast Painting and allowing us to provide a detailed exterior proposal for apartment building **located in Halladale Beach, FL.** Suncoast Painting and Professional Services provides services for some of the largest retail chains such as Home Depot, Lowes, Office Depot, CVS and many local customers such as the Ocean Club of Deerfield Beach, Forest Trace Retirement Community, Ocean 4 Condominium in Sunny Isles, W Hotel South Beach and the Ritz Carlton Fort Lauderdale.

Born from the need for quality and dependable craftsmanship here in South Florida, Suncoast was created to successfully serve both commercial and residential customers. We offer the most advanced methods and equipment in the industry. Coupled with our care and experience, we can proudly say "We get the job done right". With over two million dollars aggregate of insurance, we are licensed and insured to tackle any size project. Our goal is to build a brand that relies on repeat customers. In order to accomplish this, we have to deliver exceptional service every time.

We thank you in advance for your review of our proposal.

Best regards,

Joshua Katz
President

Suncoast Painting and Professional Services, Inc.

SUNCOAST PAINTING ORIGINAL SCOPE OF WORK:
(North, East, and West Walls Only)

Areas

1) All exposed vertical stucco surfaces.
2) Repair up to 100 lnft/sqft of stucco cracks.
3) Re-caulk all windows in rear (north) of building and utility doors on sides (East & West).

Cleaning

1) Surfaces will be prepared in accordance with normally accepted industry standards to provide a substrate suitable for the long-term adhesion of specified coatings.
2) Remove all mildew by pressure cleaning and bleaching.
3) Remove all loose, peeling, blistering, and flaking paint, heavy chalk, and old cement paint by scraping, wire brushing or pressure cleaning (4000 PSI).

Sealing

1) Apply one coat of Masonry Sealer to all properly prepared surfaces according to manufacturer's label instructions.

Finish Coats on Stucco

1) One Finish coat with Sherwin Williams SuperPaint on all exterior surfaces.

*Owner must trim back or remove landscaping and fence to allow for eight foot wide clearance for lift equipment throughout back of building.

ADDITIONAL WORK:

Areas - Fascia and exterior side of catwalk walls/eyebrows on south side)

1. Repair cracks in stucco.
2. Pressure clean, prime and paint to match existing color as best as possible.

Areas - Single patio ceiling on first floor.

1. Repair cracks on ceiling.
2. Clean, prime and paint to match existing color as best as possible.

PRICE QUOTATION:
The total fee for the scope listed above is **Nineteen Thousand Five Hundred ($19,500.00) Dollars. Price includes all paint, equipment, and labor.**

UNIT PRICING:

1) Additional stucco repairs up to ¾" thick.
   Fee: Thirty ($30.00) Dollars per linear foot

EXCLUSIONS:

1) All doors
2) All floors and steps
3) All patio enclosed areas except for one.
4) Removing of landscaping for lift access
5) Light fixtures
6) Sliding glass door frames
7) Fire extinguisher boxes
8) Railings and other metal surfaces.
9) Window frames
10) Replacement of patio screens.
11) Areas that are not noted in the specification, contract, or scope of work documents.
12) Permits, including any fees for right of way, extra equipment required by city and safety personnel if needed.

WATER & ELECTRICITY:

Owner/Association agrees to supply Suncoast Painting with all the necessary water and electricity required to perform the scope of work listed above.

ACCESS:

Owner/Association agrees to supply Suncoast Painting with access to all areas listed in the scope of work during normal business hours.

CLEANLINESS:

Suncoast Painting agrees to keep all areas of the ground, parking areas, building, windows and patios clean of any paint drippings and splatter.

SURFACE PREPARATION:

Each surface shall be cleaned and prepared as specified. Should any surface be found unsuitable to produce a proper paint or sealant finish, the project representative shall be notified in writing and no material shall be applied until the unsuitable surfaces have been made satisfactory.

CLEANING AND MILDEW CONTROL:

All exterior surfaces to be painted shall be pressure cleaned to remove dirt, mildew, chalked paint and any foreign materials deterrent to the new finish. All surfaces to be painted shall be waterblasted at 3500 PSI or more depending upon substrate's condition to remove all loose paint, mildew, mildew spores, and other surface contaminants.

Note: If a Dry-vit type system is present a lower pressure shall be used as to not damage the exterior face.

STUCCO CRACK REPAIRS:
Identify all cracks in the existing substrates and repair per manufacturer's recommendation with concrete and masonry elastomeric patch.

1. Hairline cracks 1/16 inch or less apply elastomeric patch directly over.
2. For cracks 1/16-3/8 inch, manually or mechanically open to form a "V" or a "U" shape measuring approximately 1/4" deep. Flush out the opening to remove dust, ensure that opening is dry and free of moisture.
3. Seal with concrete and masonry elastomeric patching compound (smooth or textured).
4. For cracks/voids deeper than 1/2 inch or wider than 1/4 inch, backer rods should be used to fill the gap and to eliminate three-point adhesions.

WEATHER:
All materials are to be applied in accordance with the product data page regarding weather conditions. We must stop exterior work early enough in the day to permit paint film to set up

before condensation caused by night temperature drops occurs. We cannot begin painting until surfaces are moisture free.

COLOR SCHEDULE:
To be approved by Owner(s)/Owner(s) Representative.

The Owner(s)/Owner(s) Representative and or project coordinator should be aware that certain colors, especially darker tones, fade more rapidly than other colors, regardless of the product manufacturer, product type, or substrate to which the product is applied.

WORK AND PAYMENT SCHEDULE:
Payments are due upon presentation of invoice. Balance more than (30) days past due shall be subject to a finance charge of One Percent (1%) per month.

Suncoast Painting must be notified in writing within Five (5) days of any objections to the work performed. If no objections are made within this period, then payment shall be tendered to Suncoast.

OWNER'S/ASSOCIATION RESPONSIBILITIES:
1. Cutting back all landscaping away from building.
2. Open and closing windows and doors as necessary.
3. Full access to all areas necessary to paint and park lift equipment.

WORK FORCE:
Suncoast Painting employs only trained and qualified worker when providing its services. Suncoast Painting does not use subcontractors, for its routine accounts and if subcontractors are used it will be specified in your contract. All Suncoast Painting work force shall be properly attired in recognizable uniforms at all times and conduct themselves and perform their work in a professional manner.

All work shall be done in strict accordance with requirements set by City, County, State and Federal codes, ordinances and regulations. All work will be in compliance with the OSHA and company safety standards. Suncoast Painting maintains a drug-free work place.

INSURANCE:
Suncoast Painting shall provide certificates and maintain the following insurance coverages to the stated limits where applicable:

General Liability	$1,000,000 per occurrence/$2,000,000 aggregate
Employer's Liability	$1,000,000/$1,000,000/$1,000,000
Umbrella Liability	$2,000,000 per occurrence/$2,000,000 aggregate

DELAYS IN WORK PROCESS AS CONTRACTED:
Suncoast Painting shall not be held liable for delays due to Acts of God, weather, property or community unpreparedness or readiness, individual tenant/owner delays affecting the work process under contract, or city, county or governmental restriction. Suncoast Painting will endeavor to work around any and all delays, however the HOA, property, or management company authorizing or executing this contract shall be completely and fully responsible for any and all additional charges, costs as a result of any delay in the work process as contracted, except those delays at the direct gross negligence or derelict of Suncoast Painting under the contracted services between the parties. Applicable costs to be determined by standard company/market rates.

ADDITIONAL WORK:
Suncoast Painting shall furnish an estimate in writing for any additional work which may be required or requested during this contract that is for services above and beyond the contracted services as herein.

ATTORNEYS' FEES:
In the event it becomes necessary to enforce the terms of this agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and cost, including such fees and costs on appeal.

ACCEPTANCE:

This agreement constitutes the entire understanding of the parties and supersedes any prior proposals, understandings, or agreements and is executed for the purpose and intent as stated herein.

By: Suncoast Painting and Professional Services, Inc.	By: 3181 W. Hallandale Beach Blvd Authorize Representative
Signed: _____	Signed: _____
Printed: _____	Printed: Rocco D'ELIA
Date: _____	Date: 07/29/21

Teressa Malcolm

From: dd@meridian-commercial.com
Sent: Monday, September 27, 2021 11:48 AM
To: Teressa Malcolm
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Thank you!

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

meridian commercial

From: Teressa Malcolm <tmalcolm@tppfl.gov>
Sent: Monday, September 27, 2021 8:18 AM
To: dd@meridian-commercial.com
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations
Importance: High

Douglas:

Good morning,

Thank you for reaching out to me and keeping me updated with the cases. I will present this hearing for extension on October 20th, 2021 at 9 am to the Special Magistrate.
I will begin sending the notices out this week for that hearing date and posting the notices as well.

Please advise,

Teressa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to tmalcolm@townofpembrokepark.com to tmalcolm@tppfl.gov

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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: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Monday, September 20, 2021 7:16 PM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Ms. Malcolm –

As you know, at the hearing on 8/19/2021 we were given 30 days to remedy two of the code violations cases by the Magistrate. It has been 30 days and we have made significant progress on those cases. However, we are requesting some additional time to complete them:

CASE #6001 – This case is for unit #306 1.) water leaks and 2.) drywall repairs. We signed the painting permit application but the contractor needs us to remove the fences in back for his equipment. We are still waiting on the fence removal permit. This work should take 2-3 weeks and we still will have to get on the contractors schedule. **I'm requesting an additional 60 days to complete the work.** I don't think it's possible for us to get this done in a shorter timeframe. The permit (with drawings) is ready to pick up for drywall repairs, so that should be remedied quickly.

CASE #5709 – 15 violations under this case. Property maintenance was addressed in case #6001. We have remedied the cracked tiles, missing light covers, concrete wall (ownership issue), abandoned vehicles, and wireless cameras. We have submitted master permit applications with drawing to remove the low voltage camera system and screen door on #404. We signed the permit for the asphalt patching, re-striping and parking stops. That contractor will also cut out the asphalt so we can plant foliage along Hallandale Beach Blvd. We also signed the permit for new fencing. Both have hopefully been submitted**. I'm requesting an additional 60 days to complete the work.** This is primarily due to the "property maintenance" violations related to the paint and stucco that was addressed in Case #6001. The remainder of the violations will hopefully be completed in less than 30 days.

Thanks again for your help navigating through these violations… it's much appreciated. Have a nice evening.

Regards,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

meridian commercial

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Tuesday, September 14, 2021 1:12 PM
To: 'Teressa Malcolm' <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Great… thanks!

Douglas E. Driver, CCIM, CMI

Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

meridian commercial

From: Teressa Malcolm <tmalcolm@tppfl.gov>
Sent: Tuesday, September 14, 2021 12:03 PM
To: dd@meridian-commercial.com
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Okay, Let's go for Friday at 10 am.

I'll send an invite for this shortly.

Regards,

Teressa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to **tmalcolm@townofpembrokepark.com** to **tmalcolm@tppfl.gov**

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Consider the Environment before printing.

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Tuesday, September 14, 2021 11:31 AM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Good morning,

Friday would be good for me, as I hope to get permits submitted throughout the week. My schedule is open on Friday, so I'm available at your convenience.

Regards,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

meridian commercial

From: Teressa Malcolm <tmalcolm@tppfl.gov>
Sent: Tuesday, September 14, 2021 8:31 AM
To: dd@meridian-commercial.com
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Good morning,

Regarding the hearing set for tomorrow at 9am we will just be confirming the fines, usually there is no need for the respondent to appear at such hearings.

Thank you for the updates on those two cases. My availability this week would be later during the week such as anytime Friday due to prepping for tomorrow's hearing today and I'll be in training all day on Thursday.

We can also do a zoom meeting for quicker response time for meeting today if you're available.

Please let me know,

Teressa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
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From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Monday, September 13, 2021 3:56 PM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Ms. Malcolm –

Good afternoon. As you probably know, I met with Ms. Manzerolle, Mr. Nunez and Ms. Ramirez on Friday, September 3rd. They were very helpful on how I need to apply for the permits. They also let me know that there is a hearing for the Per Diem fines on cases #5706 and #5195 on September 15th. Is that a public hearing that I should attend? Below is an update on the progress to remedy those two cases:

#5706 – This case is exclusive to violations in unit #105. That tenant should be evicted literally any day now. The building officials want me to pull a master permit for each unit that has violations. Shop drawings have been completed for four units (101, 105, 306 and 404) showing the location of each violation, as required by the building dept. (see attached). I hope to submit that permit application tomorrow.

#5195 – This case refers to:
1. *Building maintenance*: We have entered into a contract with Suncoast Painting for the painting, sealing and stucco work for the building maintenance. The permit application was signed and delivered to the contractor last week, so that application has hopefully been submitted at this point.
2. *Removal of the Royal Palms on Hallandale Beach Blvd*: When I met with the building dept. last week they said that because this was a zoning issue it could be removed from the violations. The issue seems to be with FPL; they did not re-plant Royal Palms, as per the Town's ordinance. The issue is that the Royal Palms will just grow back into power lines. They suggested possibly changing the Town's ordinances to allow for a shorter type of Palm tree under the power lines.
3.) *Exterior lights that were installed w/o permit:* We have a contract with Atlantis Electrical that we are modifying due to the electrical work that will be done on the individual units and the A/C cut-off switches on the roof that the A/C contractor was previously going to coordinate with their electrician. We have given them a deposit and hope to have this contract and permit application signed by the end of the week.

Are you available this week to meet and go over the progress on the other outstanding violations?

Regards,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

meridian commercial

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Tuesday, August 24, 2021 5:48 PM
To: 'Teressa Malcolm' <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Confirmed for Friday @ 10AM.

I 'll be the point person for all 5 of the Notice of Violations. We will also be doing some additional improvements as well.

Regards,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

meridian commercial

From: Teressa Malcolm <tmalcolm@tppfl.gov>
Sent: Tuesday, August 24, 2021 5:23 PM
To: dd@meridian-commercial.com
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Sounds good, I'll see you then here at the office located in the "Building Department".

I have all the photos unless you'll have more photos or documents to share.
But just to clarify, will you be taken care of all the Notice of Violations on that property or just the (3) cases from last week's hearing?

Regards,

Teressa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
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From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Tuesday, August 24, 2021 5:19 PM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

How about Friday at 10AM?

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

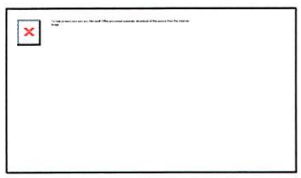
meridian commercial

From: Teressa Malcolm <tmalcolm@tppfl.gov>
Sent: Tuesday, August 24, 2021 4:52 PM
To: dd@meridian-commercial.com
Subject: Re: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Good afternoon,

Whichever dates work for me so you can choose the date and time and I'll add it to my calendar.

Regards,



Teressa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • **C: (954) 870-0165** /tmalcolm@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
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Follow us on: Facebook /www.townofpembrokepark.com

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From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Tuesday, August 24, 2021 12:57:46 PM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Hi Officer Malcolm –

In person may be better in case we need to look at pictures? I can meet you at your office or wherever you prefer. The best times for me is tomorrow between 9AM and 12pm, Thursday at 9am or Friday between 9AM-12PM. I'm not sure if the City is open on Friday though.

Regards,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

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W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

meridian commercial

From: Teressa Malcolm <tmalcolm@tppfl.gov>
Sent: Tuesday, August 24, 2021 8:09 AM
To: dd@meridian-commercial.com
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Doug:

Good morning,

Sure thing, what would you prefer and which date and time?

Regards,

Teressa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
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From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Monday, August 23, 2021 4:20 PM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Code Officer Malcolm –

It was nice meeting you the hearing last Thursday (8/19/2021). As you may remember, I represented my client concerning the violations on the above referenced property. I have a few questions on several of the outstanding items in the violations (and the other two violations as well). Do you have time to discuss in person or over the phone sometime this week at your convenience?

Sincerely,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ARDEVCO LLC 3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	5709	03/30/2021

Property Owner:	Property Description:	Certified Mail #:
ARDEVCO LLC 3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	514229000111	

Legal Description:	AKA:
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm. corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30

ZONING	Sec. 28-332. - Commercial zoned areas.	Fences, walls and hedges may be erected and maintained within the setback areas to a maximum total height of ten (10) feet. Open-weave or chain-link fences may only be used 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, § 5, 12-7-11)	30
ZONING	Sec. 28-335. - Miscellaneous design standards.	(a)Chain-link fencing installed along Hallandale Beach Boulevard or Pembroke Road will require supplemental landscaping to screen at least the lower three (3) feet of the fence.(b)Stucco walls must be finished and painted on both sides of the wall (facing interior lot as well as any adjoining lot. street or waterway). (c)The finished side of a wood fence shall face the street or any adjoining property with any exposed structural columns facing the interior of the lot. (Ord. No. 11-12-01, § 8, 12-7-11)	30

Notes/Means of Correction:

1. Property needs to be maintained (i.e: pressure washing and painting the building).
2. Multiple door steps have cracked tile and concrete at the entrance doors and need to be replaced or repaired.
3. Noticed a rusted and wood damaged wall unit a/c installed in the third floor laundry room which needs to be replaced/repaired.
4. Unit #108 installed camera system around the property and built a fencing to divide the back yard space & Remove hurricane shutters from the patio area. Obtain a permit with plans and inspections for camera installation and fence.
5. Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.
6. Multiple lights missing shades/faces on lighting fixtures. Replace light shades/faces.
7. Multiple areas of the balconies need concrete repairs & areas around the flood lights installed at the roof edges need concrete repair. Obtain a permit with plans and inspections for concrete repairs for balconies and store front areas that are damaged.
8. Possible screen doors were replaced for the 1st floor units with the balcony areas. Obtain permits for doors that were replaced. Screens need to be replace with new screens some appear to be torn or damaged.
9. Property concrete wall has been damaged/cut in three different areas and patched with a hurricane shutter. Obtain a permit with plans and inspections to repair wall back to the original state.
10. Chain link fence needs repair from the adjourning property excess prohibited items applying pressure to chain link fence & front of the property (W Hallandale Beach Blvd) has a fallen support post. Verify with the Building Department for fence repair options.
11. Parking lot has multiple pit hole which need repair and to be re-paved and re-striped and to remain maintained.
12. Parking curbs/stomps need repair.
13. Abandoned vehicles on the property. Remove all abandoned vehicles from the property that are inoperable; all vehicles must be operable and have a current tag.
14. Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.
15. Fill in the gap within the fence alongside W Hallandale Beach Blvd with hedges and maintain the landscaping throughout the property. (Ref: Sec.28-332, 28-335)
16. A double permit fee has been assessed for any permits on this property.

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

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

Teressa Malcolm
Code Enforcement Officer

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ARDEVCO LLC / SUNDRIFT APARTMENTS Respondent(s)	Case No.: 5709

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009

PROPERTY OWNER: ARDEVCO LLC, 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK FL 33009

FOLIO NO.: 5142 29 00 0111

LEGAL DESCRIPTION: 29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(i)(j)(k)(l); 5-105; 5-17; 13-2; 28-332; 28-335. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(i)(j)(k)(l); 5-105; 5-17; 13-2; 28-332; 28-335 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 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 20TH day of October 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of October, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ARDEVCO LLC Respondent(s)	Case No.: 5709

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 19, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009

PROPERTY OWNER: ARDEVCO LLC, 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK FL 33009

FOLIO NO.: 5142 30 29 0111

LEGAL DESCRIPTION: 29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(i)(j)(k)(l);5-105; 5-17; 13-2; 28-332; 28-335. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(i)(j)(k)(l);5-105; 5-17; 13-2; 28-332; 28-335 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of August 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 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 19TH day of August 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

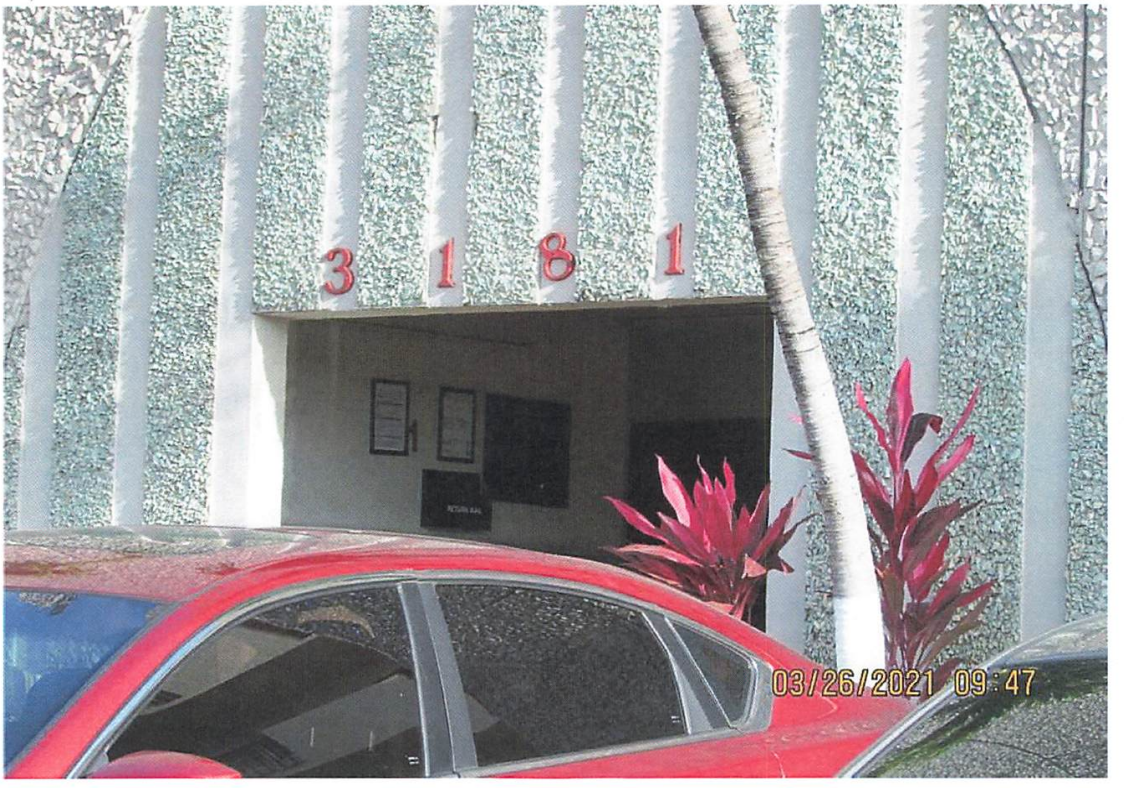
Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of August, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023


3181
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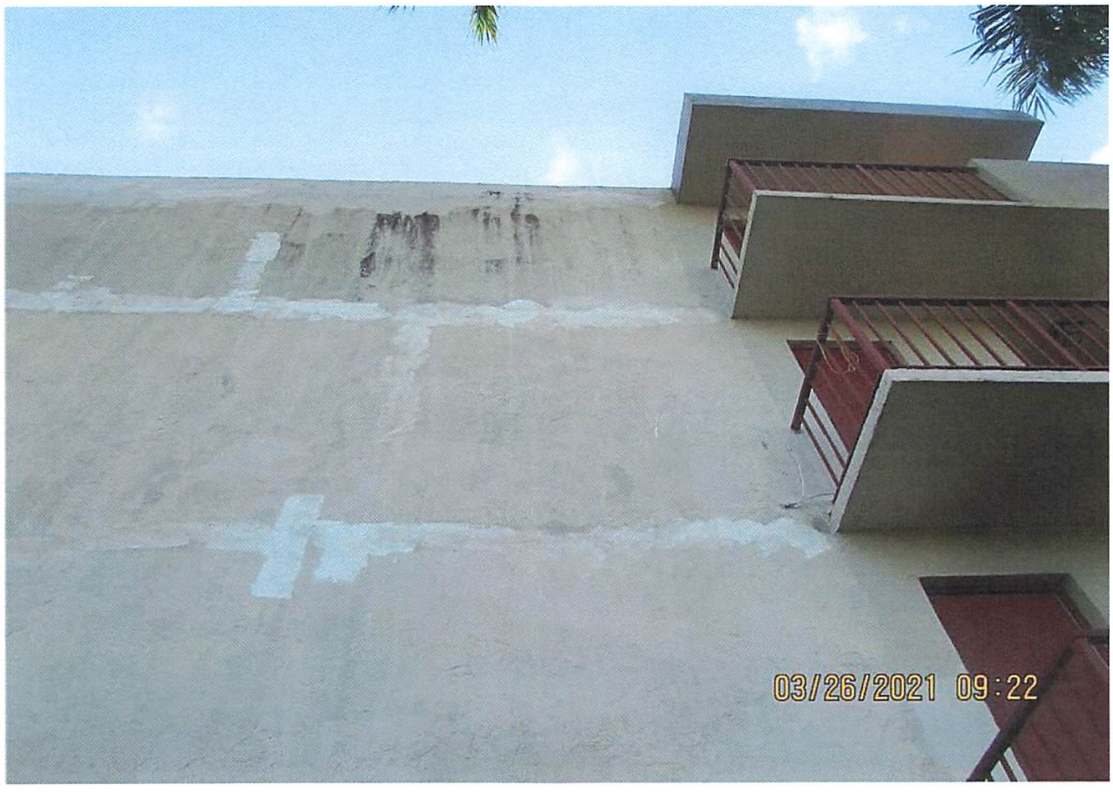

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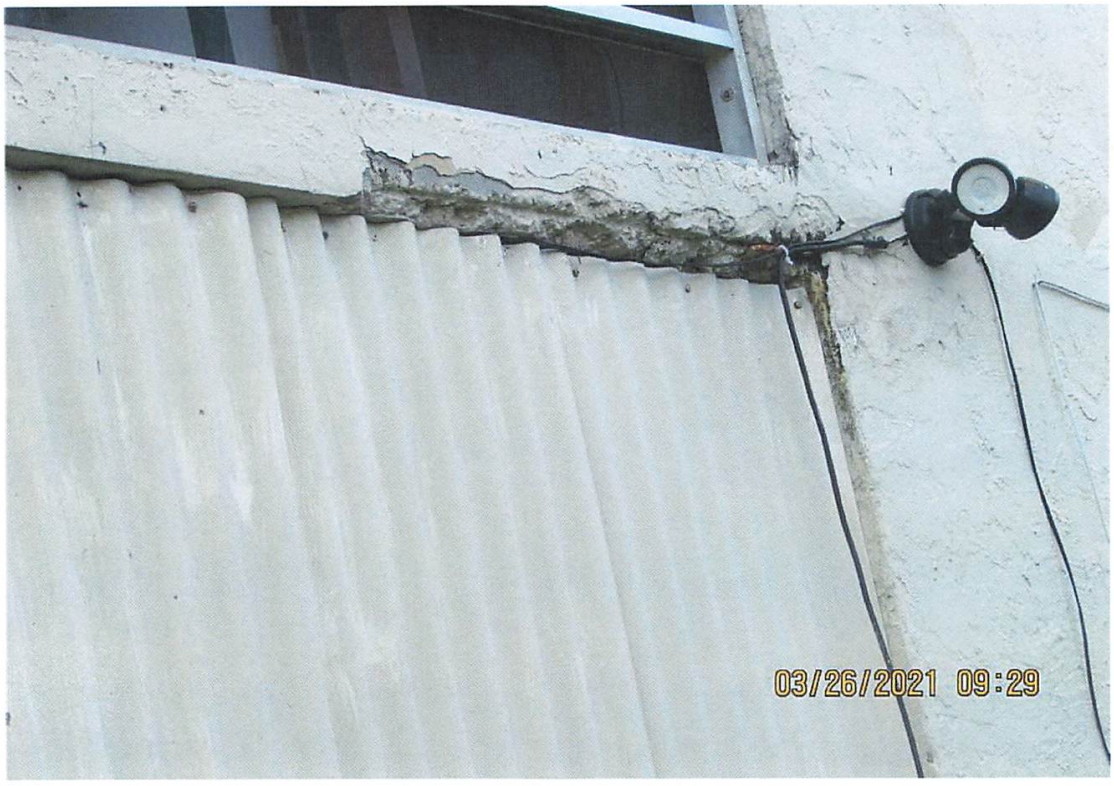

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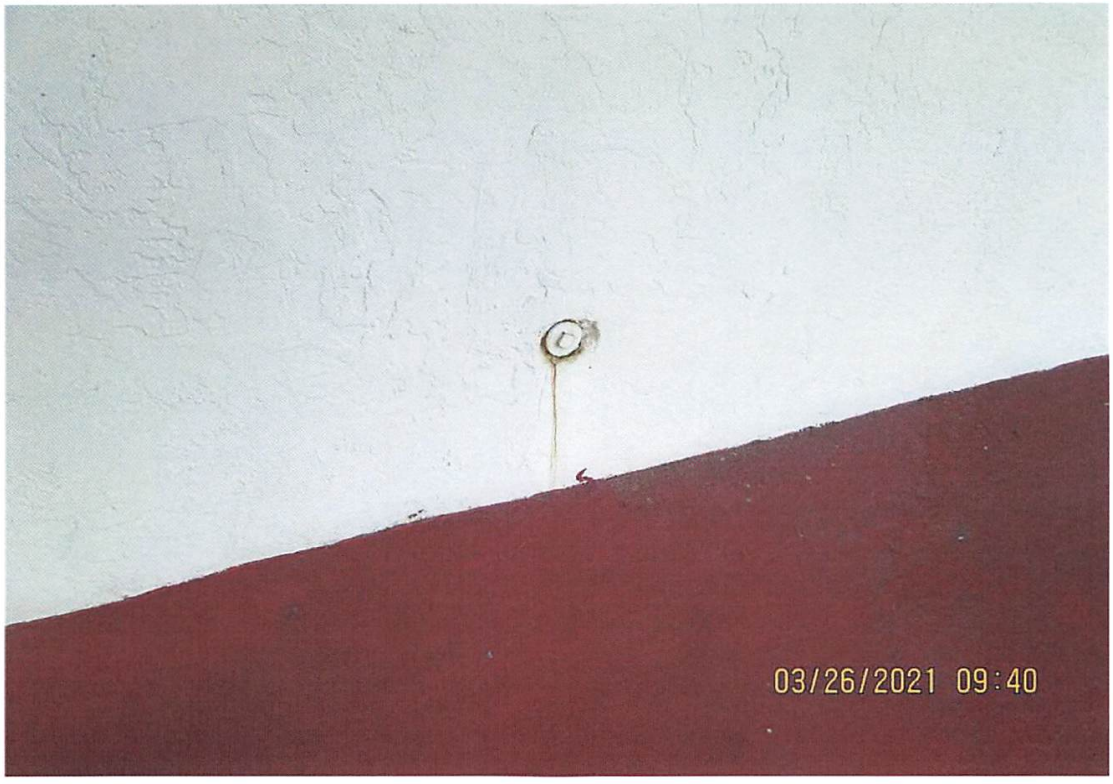

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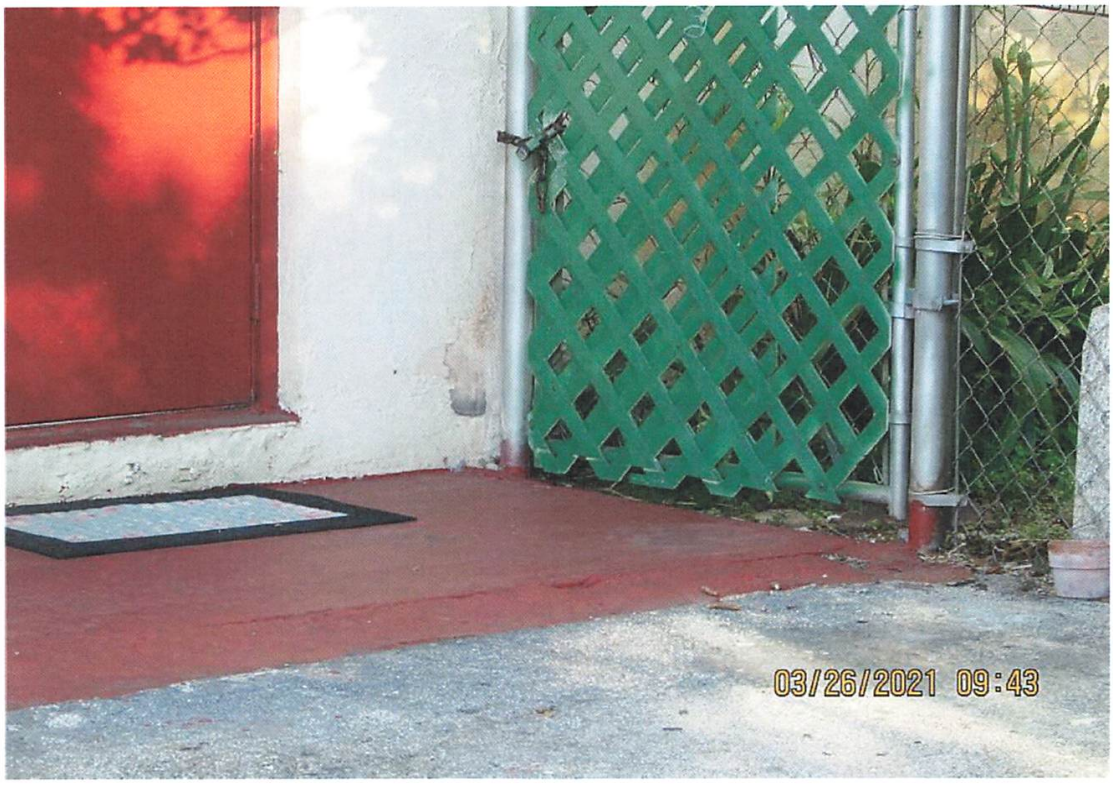

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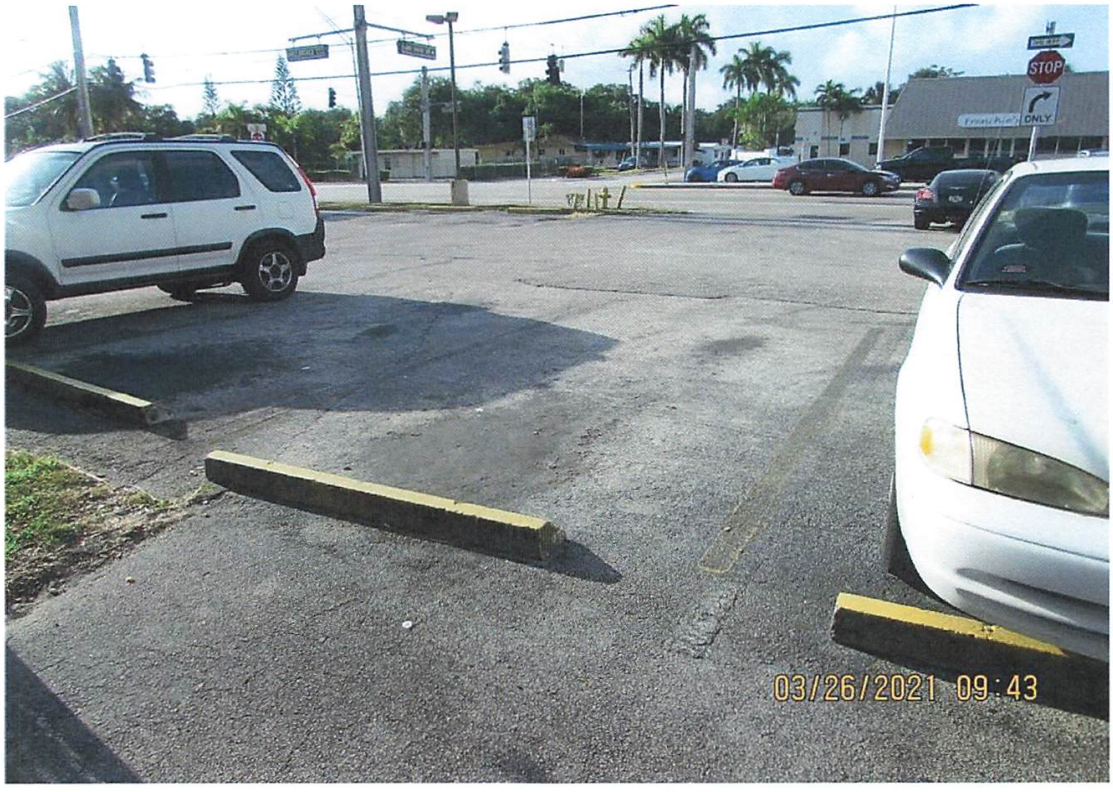

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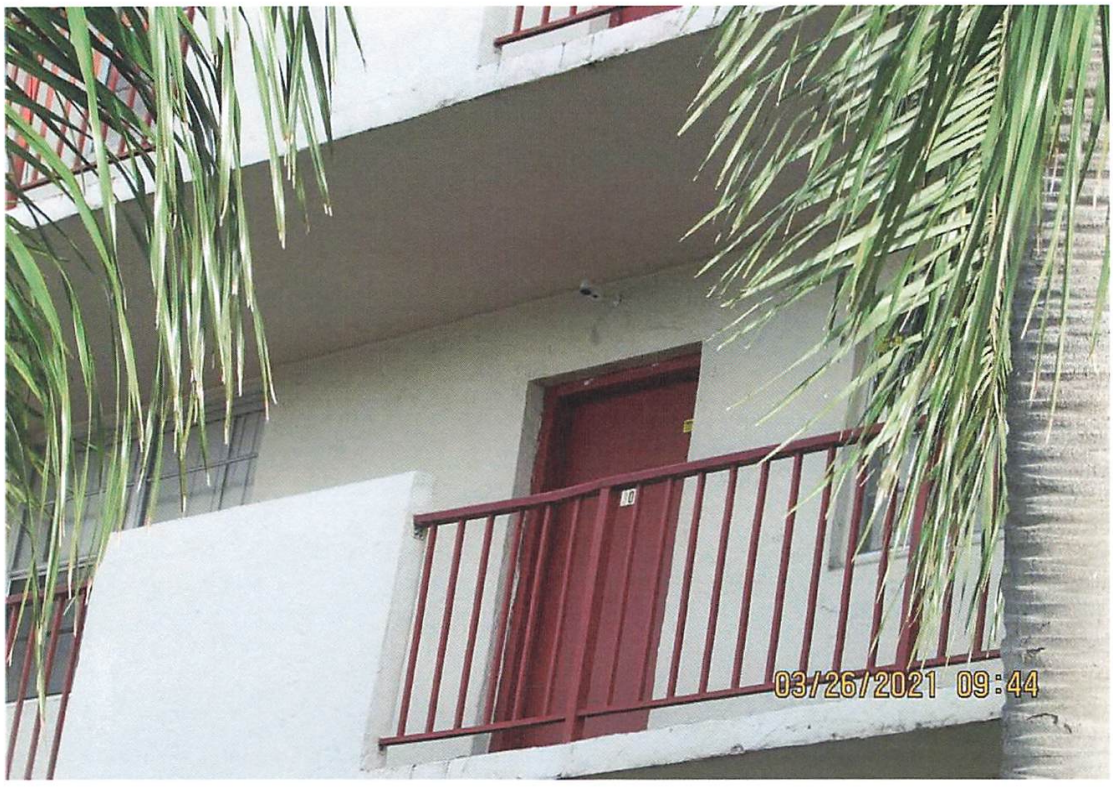

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TOW AWAY
24 HRS ZONE 7 DAYS
UNAUTHORIZED VEHICLES
WILL BE TOWED AT
OWNERS RISK AND EXPENSE
ALL COUNTY TOWING
954-925-3373
03/26/2021 09:44


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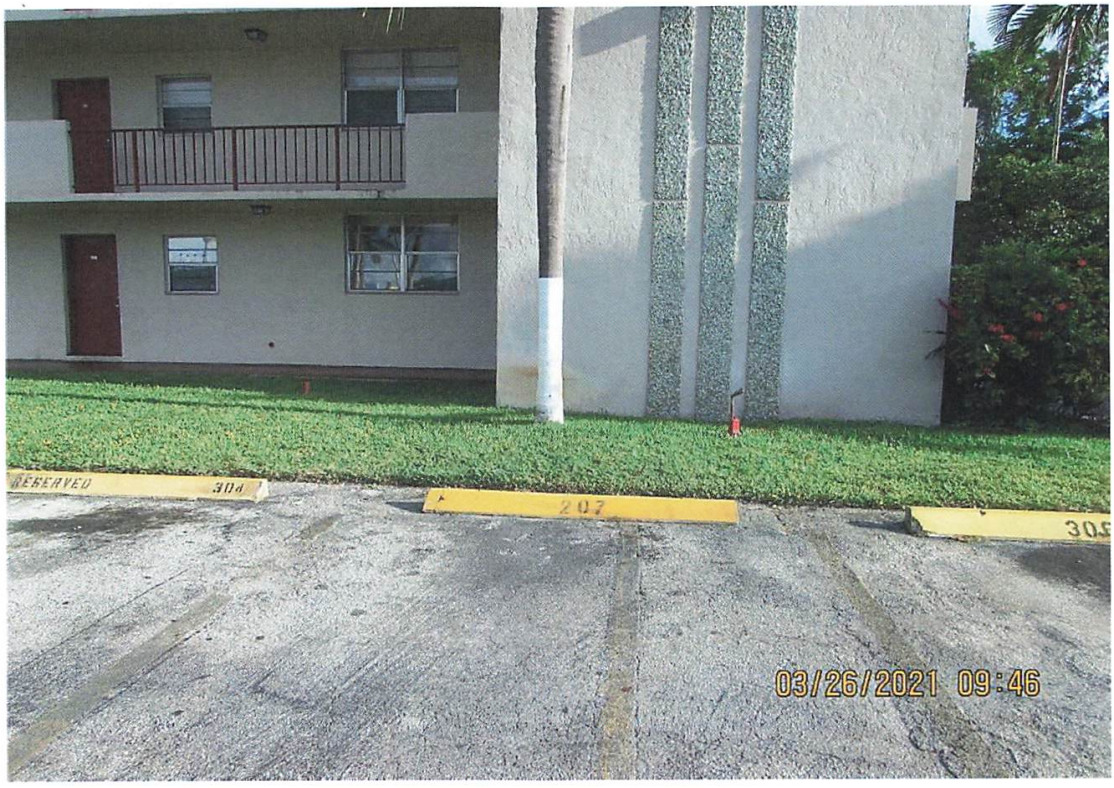

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ONE WAY
STOP
ONLY
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RESERVED
207
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RESERVED
03/26/2021 09:47


03/26/2021 09:47


03/26/2021 09:47

Case Overview

Property/Incident Information

Owner	Address	Site Address
VIP RE 2503 LLC	9425 SUNSET DR #124 MIAMI, FL 33173	2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 6186

Notes

1. Exterior Maintenance - Graffiti on rear of building (facing SW 30th Avenue). Property owner will need to remove graffiti from building.
2. Exterior Maintenance - building paint color is faded and/or striped. Property owner will need to paint rear of building. Paint color will need to be approved by Town Planner prior to painting.
3. Exterior Maintenance - maintenance four walls of entire building (i.e. pressure wash, paint, treatment, repair, etc.).

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/9/2020		Courtesy Notice	Hand
8/27/2021		Notice of Violation	Certified Mail
8/27/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/17/2021	9/15/2021	Final Order	Certified Mail
10/12/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/22/2021	11/17/2021	Amended Final Order	Certified Mail Hand
4/12/2022	4/20/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
5/4/2022		Affidavit of Compliance	Regular Mail
5/23/2022	6/15/2022	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.	5/4/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	5/4/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	5/4/2022	$27,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$27,100.00**

Payments

Date	Payment Type Name	Amount
4/12/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$27,000.00**



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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 Fees
$

Sent To
VIP RE 2503 LLC/MARTYN VERSTER
H.A.F #6186

Street and Apt. No.,
9425 SUNSET DR #124,

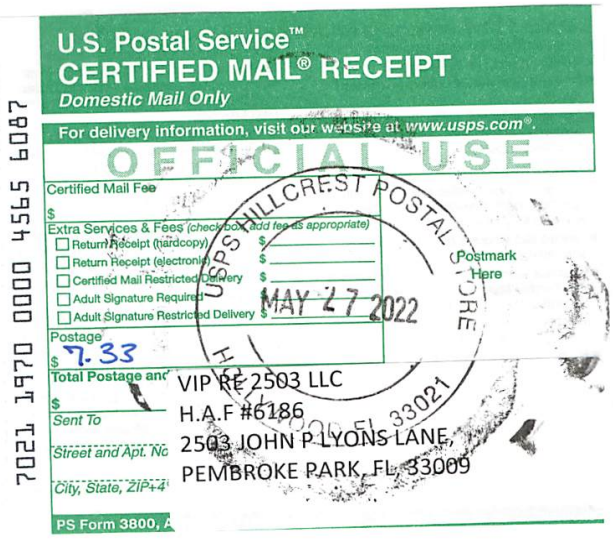
City, State, ZIP+4®
MIAMI, FL, 33173

PS Form 3800, A

USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
MAY 27 2022

Postmark Here

7021 1970 0000 4565 6094



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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
VIP RE 2503 LLC
H.A.F #6186

Street and Apt. No
2503 JOHN P LYONS LANE,

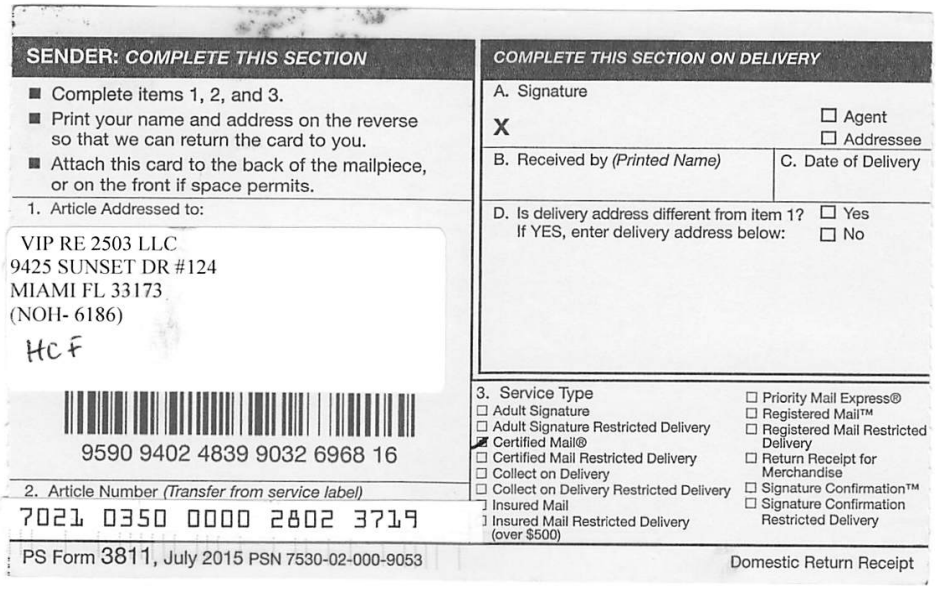
City, State, ZIP+4
PEMBROKE PARK, FL 33009

PS Form 3800, A

USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
MAY 27 2022

Postmark Here

7021 1970 0000 4565 6087



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

VIP RE 2503 LLC
9425 SUNSET DR #124
MIAMI FL 33173
(NOH- 6186)
HC F

9590 9402 4839 9032 6968 16

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3719

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

COMPLETE THIS SECTION ON DELIVERY

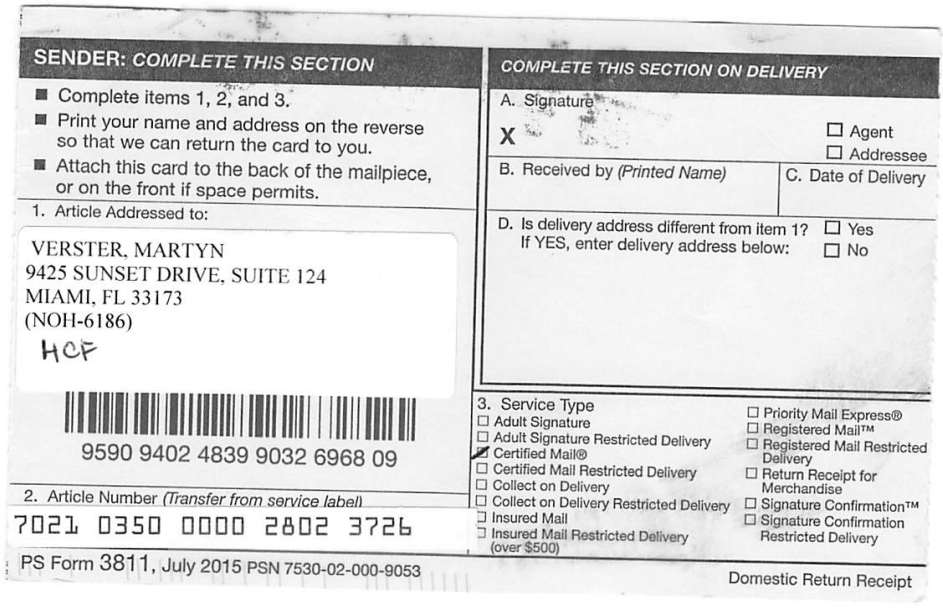
A. Signature
X ☐ Agent ☐ Addressee

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

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

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

Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

VERSTER, MARTYN
9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173
(NOH-6186)
HCF

9590 9402 4839 9032 6968 09

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3726

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

Domestic Return Receipt

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70210350000028023719

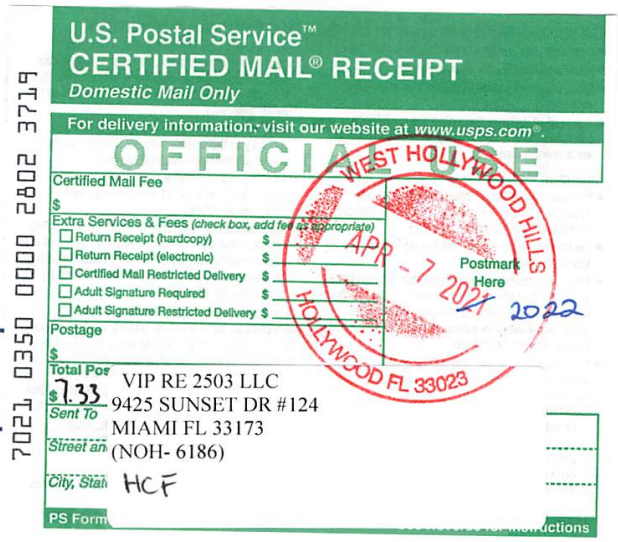
Remove ×

Your item was delivered to an individual at the address at 11:08 am on April 9, 2022 in MIAMI, FL 33173.

USPS Tracking Plus® Available ⌄

Delivered, Left with Individual

April 9, 2022 at 11:08 am
MIAMI, FL 33173



Text & Email Updates

Tracking History

April 9, 2022, 11:08 am
Delivered, Left with Individual
MIAMI, FL 33173
Your item was delivered to an individual at the address at 11:08 am on April 9, 2022 in MIAMI, FL 33173.

April 9, 2022, 2:20 am
Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

April 7, 2022, 8:58 pm
Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

April 7, 2022, 7:09 pm
Departed Post Office
HOLLYWOOD, FL 33021

April 7, 2022, 2:13 pm
USPS in possession of item
HOLLYWOOD, FL 33021

USPS Tracking Plus®

Product Information

See Less

Feedback

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70210350000028023726

Remove ×

Your item was delivered to an individual at the address at 11:08 am on April 9, 2022 in MIAMI, FL 33173.

USPS Tracking Plus® Available ⌄

Delivered, Left with Individual

April 9, 2022 at 11:08 am
MIAMI, FL 33173

Get Updates ⌄



Text & Email Updates

Tracking History

April 9, 2022, 11:08 am
Delivered, Left with Individual
MIAMI, FL 33173
Your item was delivered to an individual at the address at 11:08 am on April 9, 2022 in MIAMI, FL 33173.

April 9, 2022, 2:20 am
Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

April 7, 2022, 8:55 pm
Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

April 7, 2022, 7:09 pm
Departed Post Office
HOLLYWOOD, FL 33021

April 7, 2022, 2:13 pm
USPS in possession of item
HOLLYWOOD, FL 33021

USPS Tracking Plus®

Product Information

Feedback

See Less

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70210350000028023733

Remove ×

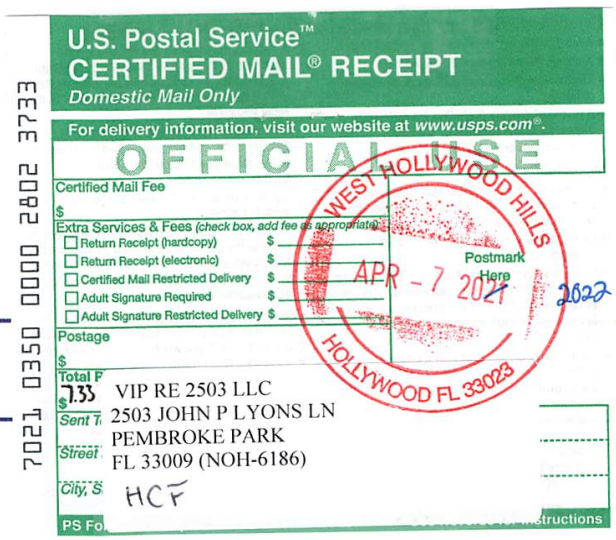
Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

USPS Tracking Plus® Available ⌄

In Transit to Next Facility

April 12, 2022

Get Updates ⌄



Text & Email Updates ⌄

Tracking History ⌃

April 12, 2022
In Transit to Next Facility
Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

April 8, 2022, 8:01 pm
Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

April 7, 2022, 8:55 pm
Arrived at USPS Regional Facility

Feedback

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70210350000102978386

Remove ×

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

In Transit to Next Facility

September 6, 2021

Feedback

Text & Email Updates

Select what types of updates you'd like to receive and how. Send me a notification for:

Text	Email	
☐	☐	All Below Updates
☐	☐	Expected Delivery Updates ⓘ
☐	☐	Day of Delivery Updates ⓘ
☐	☐	Package Delivered ⓘ
☐	☐	Available for Pickup ⓘ

EXHIBIT 1



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Sent To VERSTER, JEANETTE
N.O.H. #6186

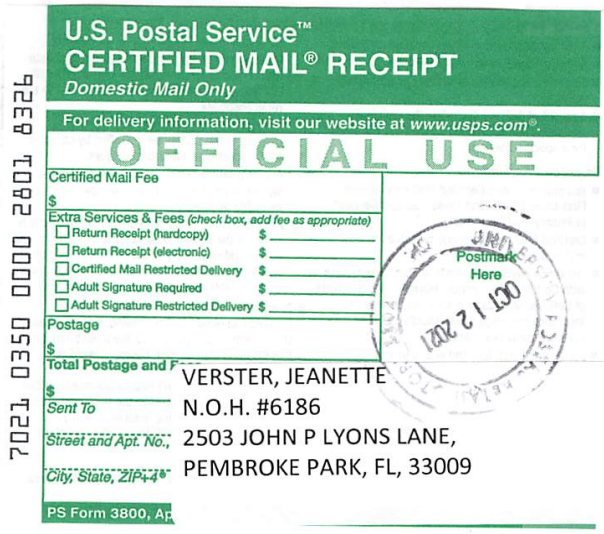
Street and Apt. No. 7220 SW 61 ST,

City, State, ZIP+4® MIAMI, FL, 33143

PS Form 3800, A

Postmark Here
OCT 12 2021

7021 0350 0000 2801 8319



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Sent To VERSTER, JEANETTE
N.O.H. #6186

Street and Apt. No., 2503 JOHN P LYONS LANE,

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

PS Form 3800, Ap

Postmark Here
OCT 12 2021

7021 0350 0000 2801 8326



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Sent To VERSTER, JEANETTE
F.O. #6186

Street and Apt. No. 2503 JOHN P LYONS LN,

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

PS Form 3800, A

Postmark Here

7021 0350 0001 0297 7983



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

Sent To VERSTER, JEANETTE
V.F.O/C.O #6186

Street and Apt. No., 2503 JOHN P LYONS LANE,

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

PS Form 3800, Ap

Postmark Here
OCT 22 2021

7021 0350 0000 2801 8845



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

Sent To VERSTER, JEANETTE
V.F.O/C.O #6186

Street and Apt. No., 7220 SW 61 ST,

City, State, ZIP+4® MIAMI, FL, 33143

PS Form 3800, Ap

Postmark Here
OCT 22 2021

7021 0350 0000 2801 8838



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$7.33
Total Postage and Fees
Sent To
VERSTER, JEANETTE
F.O #6186
Street and Apt. No.
7220 SW 61 ST,
City, State, ZIP+4®
MIAMI, FL, 33143
PS Form 3800, April 2015
7021 0350 0000 2802 0930
Postmark Here

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$7.33
Total Postage and Fees
Sent To
VERSTER, JEANETTE
F.O. #6186
Street and Apt. No.
2503 JOHN P LYONS LANE,
City, State, ZIP+4®
PEMBROKE PARK, FL, 33009
PS Form 3800, April 2015
7021 0350 0000 2802 0923
Postmark Here

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

1. Article Addressed to:
VERSTER, JEANETTE
F.O #6186
2503 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009
9590 9402 6379 0303 8591 42
2. Article Number (Transfer from service label)
7021 0350 0000 2802 0923

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt

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

1. Article Addressed to:
VERSTER, JEANETTE
F.O. #6186
7220 SW 61 ST,
MIAMI, FL, 33143
9590 9402 6379 0303 8591 04
2. Article Number (Transfer from service label)
7021 0350 0000 2802 0930

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
11/29/24
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
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt

7021 0350 0001 0297 8393

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

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

OFFICIAL USE

Certified Mail Fee
$

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

AUG 31 2021

Postmark Here

Postage
$

Total Postage and Fees
$ 7.53

Sent To VERSTER, JEANETTE
Street and Apt. No., N.O.V. & N.O.H. # 6186
City, State, ZIP+4® 2503 JOHN P LYONS LN,
PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

7021 0350 0001 0297 8386

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

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

OFFICIAL USE

Certified Mail Fee
$

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

AUG 31 2021

Postmark Here

Postage
$

Total Postage and Fees
$ 7.53

Sent To VERSTER, JEANETTE
Street and Apt. No., N.O.V. & N.O.H. # 6186
City, State, ZIP+4® 7220 SW 61 ST,
MIAMI FL, 33143

PS Form 3800, Ap

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

VERSTER, JEANETTE
N.O.V. & N.O.H. # 6186
2503 JOHN P LYONS LN,
PEMBROKE PARK, FL, 33009

9590 9402 6610 1028 6989 97

2. Article Number (Transfer from service label)
7021 0350 0001 0297 8393

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
9-2-21

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

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

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

7021 0350 0001 0297 7990

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

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

OFFICIAL USE

Certified Mail Fee
$

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

SEP 17 2021

Postmark Here

Postage
$

Total Postage and
$

Sent To VERSTER, JEANETTE
Street and Apt. No., F.O. #6186
City, State, ZIP+4® 7220 SW 61 ST.
MIAMI, FL, 33143

PS Form 3800, Ap

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

VERSTER, JEANETTE
N.O.H. #6186
2503 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8538 98

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

7021 0350 0000 2801 8326

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ...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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

VERSTER, JEANETTE
V.F.O/C.O #6186
2503 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8531 95

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

7021 0350 0000 2801 8845

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ... Mail
- ☐ ... Mail Restricted Delivery
- ... 500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

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

CERTIFIED MAIL®

7021 0350 0001 0297 8386

Hasler
08/31/2021
US POSTAGE $007.53⁰

ZIP 33023
011D10656696

VERSTER, JEANETTE
N.O.V. & N.O.H. # 6186
7220 SW 61 ST,
MIAMI FL, 33143

3814381807 C036

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

CERTIFIED MAIL®

7021 0350 0001 0297 8386

Hasler
08/31/2021
US POSTAGE $007.53⁰

ZIP 33023
011D10656696

VERSTER, JEANETTE
N.O.V. & N.O.H. # 6186
7220 SW 61 ST,
MIAMI FL, 33143

33143816O7 C036

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/17/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Jeanette Verster
7220 SW 61 ST
Miami, FL 33143

CN5339

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/17/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Jeanette Verster
2503 John P. Lyons Lane
Pembroke Park, FL 33009

CN 5339





MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$609,150	$3,193,390	$3,802,540	$3,802,540	
2021	$609,150	$2,901,460	$3,510,610	$3,510,610	$75,494.29
2020	$609,150	$2,741,880	$3,351,030	$3,351,030	$72,321.26

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,802,540	$3,802,540	$3,802,540	$3,802,540
Portability	0	0	0	0
Assessed/SOH	$3,802,540	$3,802,540	$3,802,540	$3,802,540
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,802,540	$3,802,540	$3,802,540	$3,802,540

Sales History

Date	Type	Price	Book/Page or CIN
12/23/2021	WD-T	$100	117827541
4/5/2005	WD	$2,800,000	39448 / 249
5/18/1998	WD	$2,325,000	28275 / 562
6/26/1995	WD	$400,000	23670 / 119
9/14/1994	WD	$100	22646 / 979

Land Calculations

Price	Factor	Type
$7.00	87,021	SF
Adj. Bldg. S.F. (Card, Sketch)		40398
Eff./Act. Year Built: 1997/1996		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
VIP RE 2503 LLC

Filing Information

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

Principal Address

9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173

Mailing Address

9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

Report Year	Filed Date
2022	02/08/2022

Document Images

02/08/2022 -- ANNUAL REPORT	View image in PDF format
11/10/2021 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)	
Petitioner)	
vs.)	
)	
VIP RE 2503 LLC	CASE NO. 6186

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2503 JOHN P LYONS LANE. PEMBROKE PARK. FL. 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2503 JOHN P LYONS LANE. PEMBROKE PARK. FL. 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: VIP RE 2503 LLC AT 10:55 A.M. ON THE 3 DAY OF JUNE 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

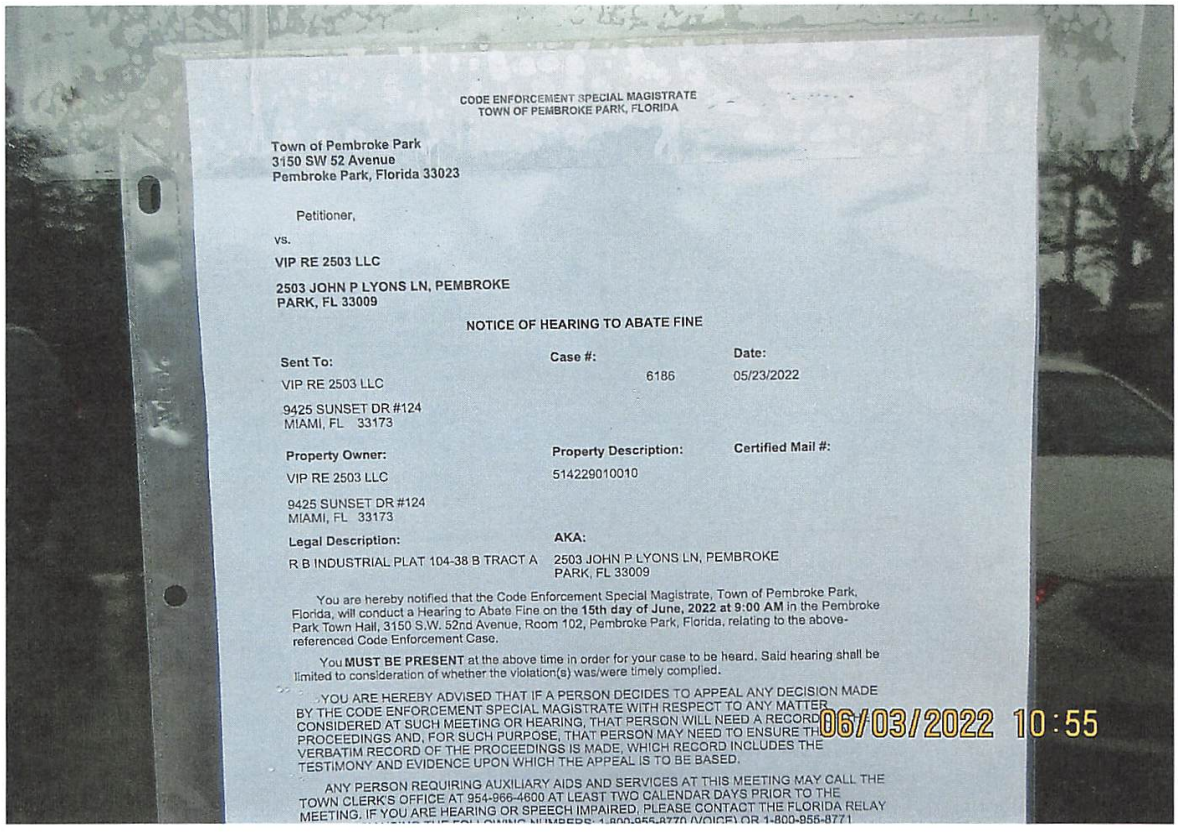
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization this 13 day of June, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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

Signature

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





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

VIP RE 2503 LLC

2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
VIP RE 2503 LLC 9425 SUNSET DR #124 MIAMI, FL 33173	6186	05/23/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
VIP RE 2503 LLC 9425 SUNSET DR #124 MIAMI, FL 33173	514229010010	
Legal Description:	**AKA:**	
R B INDUSTRIAL PLAT 104-38 B TRACT A	2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **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

Town of Pembroke Park

INVOICE

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

Bill To:
VIP RE 2503 LLC
9425 SUNSET DR
#124 MIAMI FL 33173

DATE: June 2, 2022
INVOICE #
FOR:

Case 6186
VIP RE 2503 LLC
9425 SUNSET DR
#124 MIAMI FL 33173

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-103(a): 5-207		
	Final Order 11/17/2021		
1	Admin Fee	$ 100.00	$ 100.00
107	Day(s) of Per Diem from (01/17/22-05/04/2022)	$ 250.00	$ 26,750.00
	Town's Motion to abate fine by 15%		$ 4,012.50
	5,581.50 + 100		**$ 4,112.50**
		Balance	$ 26,850.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

VIP RE 2503 LLC

2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
VIP RE 2503 LLC	6186	05/23/2022
9425 SUNSET DR #124 MIAMI, FL 33173		

Property Owner:	**Property Description:**	**Certified Mail #:**
VIP RE 2503 LLC	514229010010	
9425 SUNSET DR #124 MIAMI, FL 33173		

Legal Description:	**AKA:**
R B INDUSTRIAL PLAT 104-38 B TRACT A	2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

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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.)

)

JEANETTE VERSTER CASE NO. 6186

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JEANETTE VERSTER
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JEANETTE VERSTER AT 4:01 P.M. ON THE 7 DAY OF SEPTEMBER 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

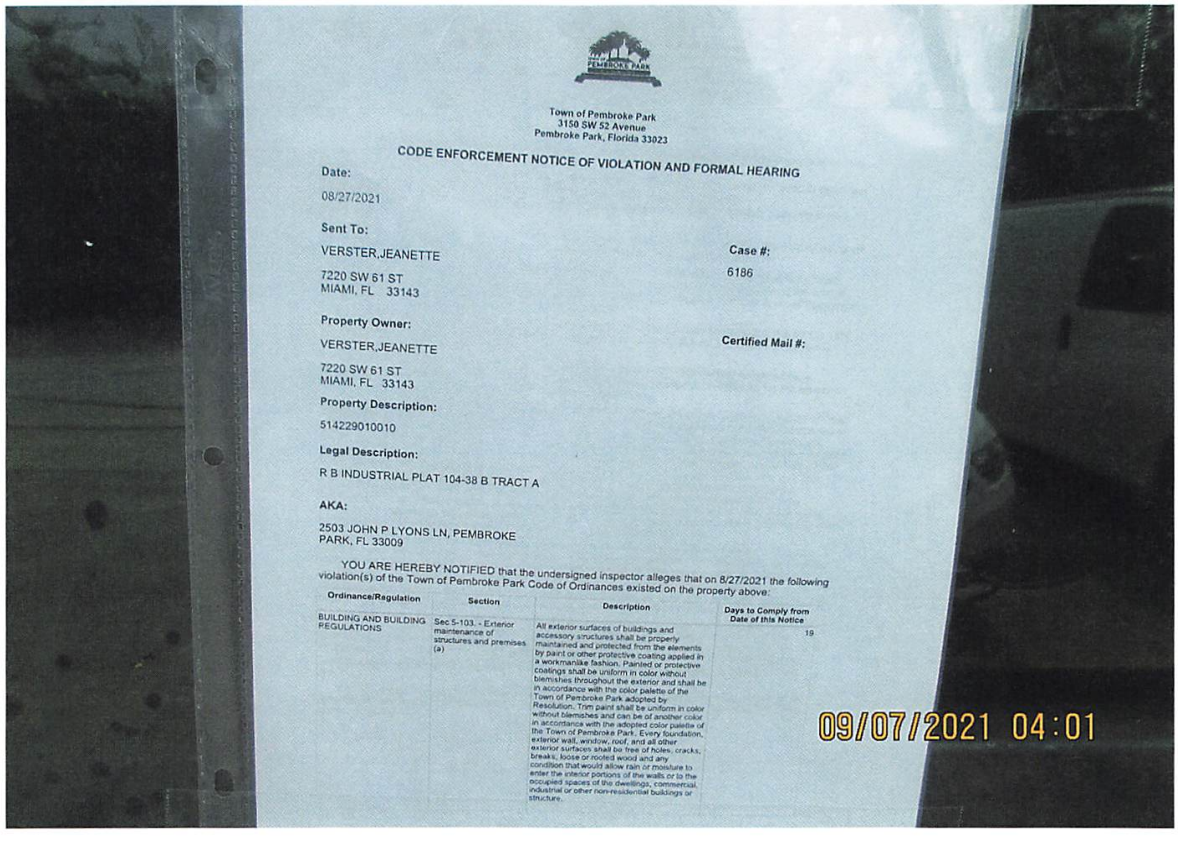
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9th day of 9, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/27/2021

Sent To:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Case #:

6186

Property Owner:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Certified Mail #:

Property Description:

514229010010

Legal Description:

R B INDUSTRIAL PLAT 104-38 B TRACT A

AKA:

2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rotted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	19

09/07/2021 04:01


2503
IF YOU NEED
A MASK,
PLEASE ASK
THANK YOU
CSD STAFF
NO
SOLICITING
09/07/2021 04:02


09/07/2021 04:02

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/27/2021

Sent To:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Case #:

6186

Property Owner:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Certified Mail #:

Property Description:

514229010010

Legal Description:

R B INDUSTRIAL PLAT 104-38 B TRACT A

AKA:

2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 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.	19

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)	19

1. Exterior Maintenance - Graffiti on rear of building (facing SW 30th Avenue). Property owner will need to remove graffiti from building.
2. Exterior Maintenance - building paint color is faded and/or striped. Property owner will need to paint rear of building. Paint color will need to be approved by Town Planner prior to painting.
3. Exterior Maintenance - maintenance four walls of entire building (i.e. pressure wash, paint, treatment, repair, etc.).

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/27/2021

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

WARNING NOTICE

Sent To:	Case #:	Date:
VERSTER,JEANETTE 7220 SW 61 ST MIAMI, FL 33143	5339	09/09/2020

Property Owner:	Property Description:
VERSTER,JEANETTE 7220 SW 61 ST MIAMI, FL 33143	514229010010

Legal Description:	AKA:
R B INDUSTRIAL PLAT 104-38 B TRACT A	2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

The inspection made of the listed premises this date discloses that you are in violation of the below listed section(s) of the Town of Pembroke Park Code of Ordinances:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - 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)	15

Notes/Means of Correction:

1. Exterior Maintenance - Graffiti on rear of building (facing SW 30th Avenue). Property owner will need to remove graffiti from building.
2. Exterior Maintenance - building paint color is faded and/or striped. Property owner will need to paint rear of building. Paint color will need to be approved by Town Planner prior to painting.

The Town of Pembroke Park has adopted a Code Enforcement Board procedure pursuant to the provisions contained in Chapter 7, Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes. Therefore, if the referenced violations are corrected within the time specified, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215. If the violations are not corrected within the time specified, you will be issued a formal Notice of Violation and a Hearing Notice to appear before the Code Enforcement Board.

***** You must call for an inspection of compliance to avoid further legal actions: (954) 966-4600 ext. 215 or (954) 966-4600.**

Jeffrey Louis

0001

Signature is not an admission of guilt but verification of receipt of this notice.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

VERSTER, JEANETTE
Respondent(s)

Case No.: 6186

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2503 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: VERSTER, JEANETTE, 7220 SW 61 ST, MIAMI, FL, 33143

FOLIO NO.: 5142 29 01 0010

LEGAL DESCRIPTION: R B INDUSTRIAL PLAT 104-38 B TRACT A

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-207. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a); 5-207 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Cardona

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 CASE NUMBER: 6186

Petitioner

vs.

JEANETTE VERSTER

Respondent

_____/

Town of Pembroke Park
Building Department
SEP 23 2021
RECEIVED

REQUEST FOR REHEARING AND RECONSIDERATION

Respondent JEANETTE VERSTER requests rehearing and reconsideration of the FINAL ORDER of Special Magistrate Harry Hipler dated September 15, 2021, and in support states:

DUE PROCESS VIOLATION AND INSUFFICIENT NOTICE OF HEARING DATE: Petitioner violated Respondent's Due Process rights by failing to provide legally sufficient notice of the hearing date in this case. Petitioner represented that it sent the initial "CODE ENFORCEMENT NOTICE OF VIOLATION" on Friday August 27th, 2021. Notwithstanding this representation, the certified mail, return receipt envelope mailed to Respondent, USPS tracking number 7021 0350 0001 0297 8386 contains a USPS post mark dated four days later on Tuesday August 31, 2021. The USPS website indicates (exhibit 1) that the letter was in transit as of Monday September 6th, 2021 (Labor Day), with no further indication that the letter was delivered to Respondent. Respondent attaches her affidavit composite Exhibit 2 (all exhibits incorporated by reference), which shows that the envelope was delivered to her by the postal service on Thursday September 16th, 2021, after the hearing date.

MERITORIOUS DEFENSE: Respondent states that she has meritorious defenses including ESTOPPEL to the alleged violation. Specifically, this matter has been pending pre-Covid in early 2020, and when first brought to Respondent's attention, she attempted to resolve this matter immediately through direct, in person multiple communications with Chief Code Enforcement Officer JOSELINE RAMIREZ. Additionally, Respondent commenced the painting over the graffiti, a fact observed and acknowledged by Officer Ramirez during the same time period. Additional graffiti was painted on the structure within three calendar days after painting was commenced, fully obliterating the attempted re-painting. During subsequent communications with Officer Ramirez, Respondent advised Officer Ramirez that she was ready, willing, and able to repaint the graffiti, and Respondent did in fact enter into a painting contract (approximate cost $17,000). Respondent and Officer Ramirez discussed the continuing graffiti problem, and Respondent provided Officer Ramirez a full-sized ALTA survey (scanned by Officer Ramirez) and requested a permit application to put a 6-foot fence on the east property line as a graffiti barrier. Officer Ramirez advised that she (Officer Ramirez) would attempt to obtain a required variance because the setback, as shown on the ALTA survey, might be insufficient, and for Respondent to wait for further information on the issue, because it would not be fair to require an expensive repainting job that would be immediately obliterated. Petitioner never contacted Respondent again regarding this issue until the present violation notice. It should be noted that Respondent's property manager Lizette Rapizza has frequent telephonic, text and email contact with Officer Ramirez regarding issues that arise about the property, but no notice was provided to her.

For the reasons stated Respondent requests that a rehearing and reconsideration be granted forthwith and in any event within sufficient time so that Respondent's appellate rights are not waived.

CERTIFICATE OF SERVICE

I hereby certify that a true copy hereof has been hand-delivered to Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 an sent via Fed Ex to Nazly Cardona, Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 this September 23rd, 2021

MARTYN W.D. VERSTER, ESQ.
Attorney for Respondent
9425 Sunset Drive, Suite 124
Miami, Florida 33173
(305) 279-2713 Office
(305) 801-3464 Cell
Email: versterlaw@msn.com

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. VERSTER, JEANETTE Respondent(s)	Case No.: 6186

VACATION OF FINAL ORDER AND ISSUANCE OF CONTINUANCE ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2503 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: VERSTER, JEANETTE, 7220 SW 61 ST, MIAMI, FL, 33143

FOLIO NO.: 5142 29 01 0010

LEGAL DESCRIPTION: R B INDUSTRIAL PLAT 104-38 B TRACT A

The Special Magistrate finds that the Final Order attached hereto as Exhibit A was entered and insufficient notice was given to the property owner by United States Postal Service and is hereby vacated and replaced with this Order of Continuance, as more fully set forth below.

ORDER

THEREFORE, it is the Order of the Special Magistrate that Case No. 4634 shall be continued and shall take place on November 17, 2021.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of October 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of OCT, 2021.

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

EXHIBIT A

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. JEANETTE VERSTER Respondent(s)	Case No.: 6186

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2503 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: JEANETTE VERSTER 7220 SW 61 ST MIAMI, FL, 33143

FOLIO NO.: 5142 29 01 0010

LEGAL DESCRIPTION: R B INDUSTRIAL PLAT 104-38 B TRACT A

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-207. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. JEANETTE VERSTER Respondent(s)	)	Case No.: 6186

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CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a); 5-207 **WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING** held 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17th day of September, 2021.

Nazly Cardona CA.

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

Joseline Ramirez

From: Lizette Rapizza <lizette@theclosingcompany.net>
Sent: Monday, February 22, 2021 12:51 PM
To: Joseline Ramirez; Martyn Verster Esq.
Subject: Re: 2505 SW 31 Street - Survey request

Thank you so much i will contact the people for the fence so they can start the process.

Thank you again :)

Lizette Rapizza

On Mon, Feb 22, 2021 at 12:15 PM Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good afternoon Lizette,

According to the Town planner, there is enough space to put up a fence. Please submit plans and a permit application to the Building Dept. to proceed.

Thank you for your attention to this matter.

Regards,

Joseline Ramirez

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

From: Lizette Rapizza <lizette@theclosingcompany.net>
Sent: Monday, February 22, 2021 12:00 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: 2505 SW 31 Street - Survey request

Hi Joseline

Any update on the fence authorization please we paid the painting company the half and the prices are going up on the quote if i dont tell him to paint soon.

Thank you have a great day :)

On Fri, Jan 29, 2021 at 12:55 PM Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good afternoon Mr. Marty,

I hope to find you well, we are looking into solutions for the graffiti problem. If you would be so kind to send us a survey of your poperty so our Town Planner can review your request, it would be helpful.

Kind regards,

Joseline Ramirez

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

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--

Lizette Rapizza

Administrative Assistant

The Closing Company, Inc.

lizette@theclosingcompany.net

direct: 305-271-0100 x 706

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.

--
Lizette Rapizza
Administrative Assistant
The Closing Company, Inc.
lizette@theclosingcompany.net
direct: 305-271-0100 x 706

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 CASE NUMBER: 6186

Petitioner

vs.

JEANETTE VERSTER

Respondent

_____/

STATE OF FLOIRIDA
COUNTY OF MIMAI-DADE

AFFIDAVIT OF JEANETTE VERSTER

Before me, the undersigned authority, personally appeared JEANETTE VERSTER, who states:

1. My name is Jeanette Verster and I am the respondent named above.

2. The attached envelope with USPS tracking number 7021 0350 0001 0297 8386 and the instruments contained therein were delivered to me by the postal service on Thursday September 16th, 2021.

3. Further Affiant Sayeth Naught.

JEANETTE VERSTER

SWORN AND SUBSRIBED before me, the undersigned notary public, by Jeanette Verster, to me personally known, this September 23, 2021.

JOHANNA M. GUTIERREZ
MY COMMISSION EXPIRES JANUARY 24, 2022
#GG 170087
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC

EXHIBIT 2

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Verster Industrial Properties
9425 Sunset Drive, Suite 124
Miami, FL 33173

Site Address:

2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Date 4/12/2022 2:43:57 PM
Invoice # 24934
For Code Enforcement Case# 6186

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

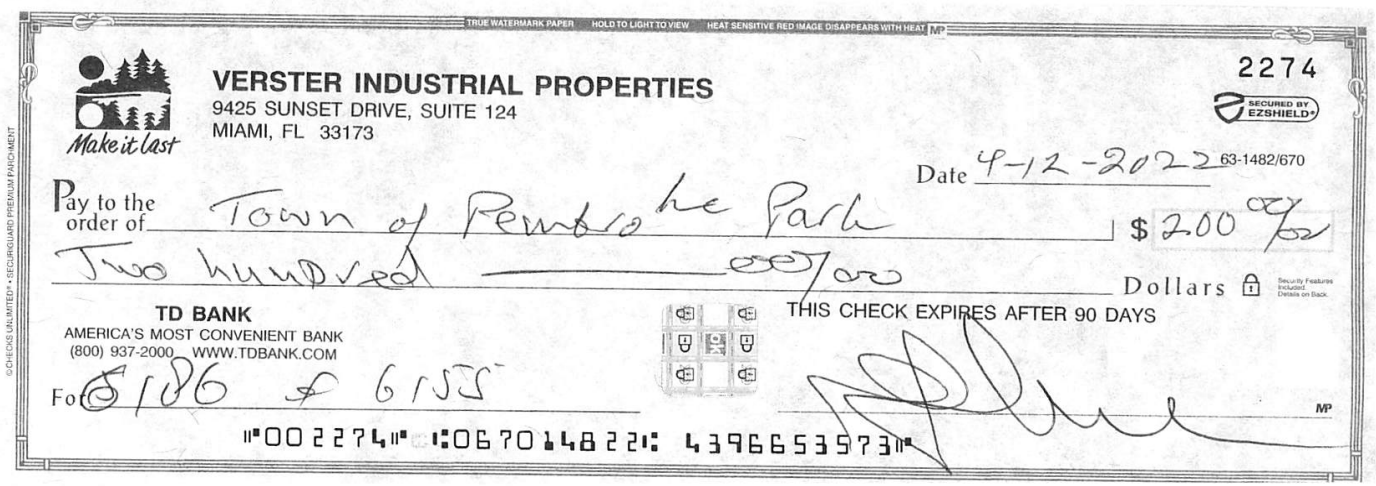
Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	1/16/2022		$250.00	86	$21,500.00
Admin Fixed	9/17/2021		$100.00	0	$100.00
Total					$21,600.00

Payments

Date	Type	Amount
4/12/2022	Credit	$100.00
Total		$100.00

Balance **$0.00**


TRUE WATERMARK PAPER HOLD TO LIGHT TO VIEW HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT MP

Make it last

VERSTER INDUSTRIAL PROPERTIES
9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173

2274

SECURED BY EZSHIELD

Date 4-12-2022 63-1482/670

Pay to the order of Town of Pembroke Park $ 200.00

Two hundred 00/00 Dollars

Security Features Included Details on Back

TD BANK
AMERICA'S MOST CONVENIENT BANK
(800) 937-2000 WWW.TDBANK.COM

THIS CHECK EXPIRES AFTER 90 DAYS

For 5186 # 6155

MP

⑈002274⑈ ⑆067014822⑆ 4396653973⑈

©CHECKS UNLIMITED® • SECURGUARD PREMIUM PARCHMENT

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
VIP RE 2503 LLC	CASE NO. 6186.
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

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

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: VIP RE 2503 LLC AT 1:50 P.M. ON THE 7 DAY OF APRIL 2022.

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

TYPE OF SERVICE

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

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

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

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

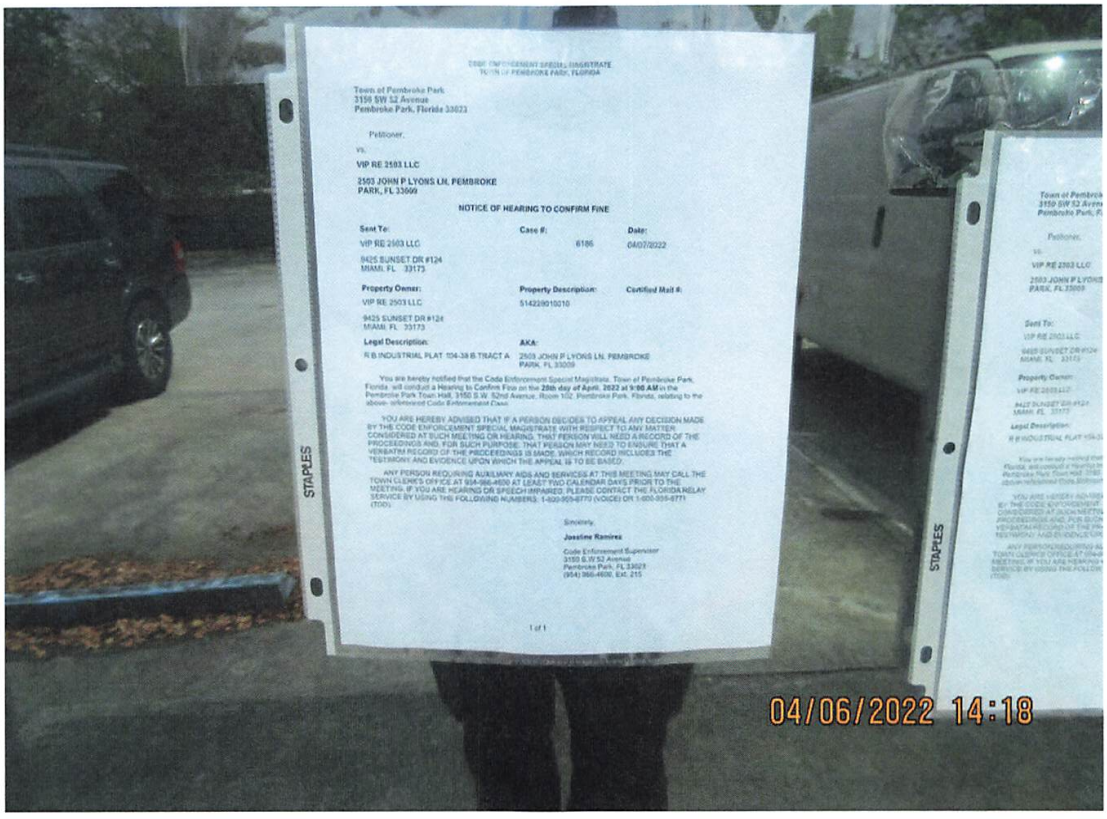
Erik Richwagen
AFFIANT

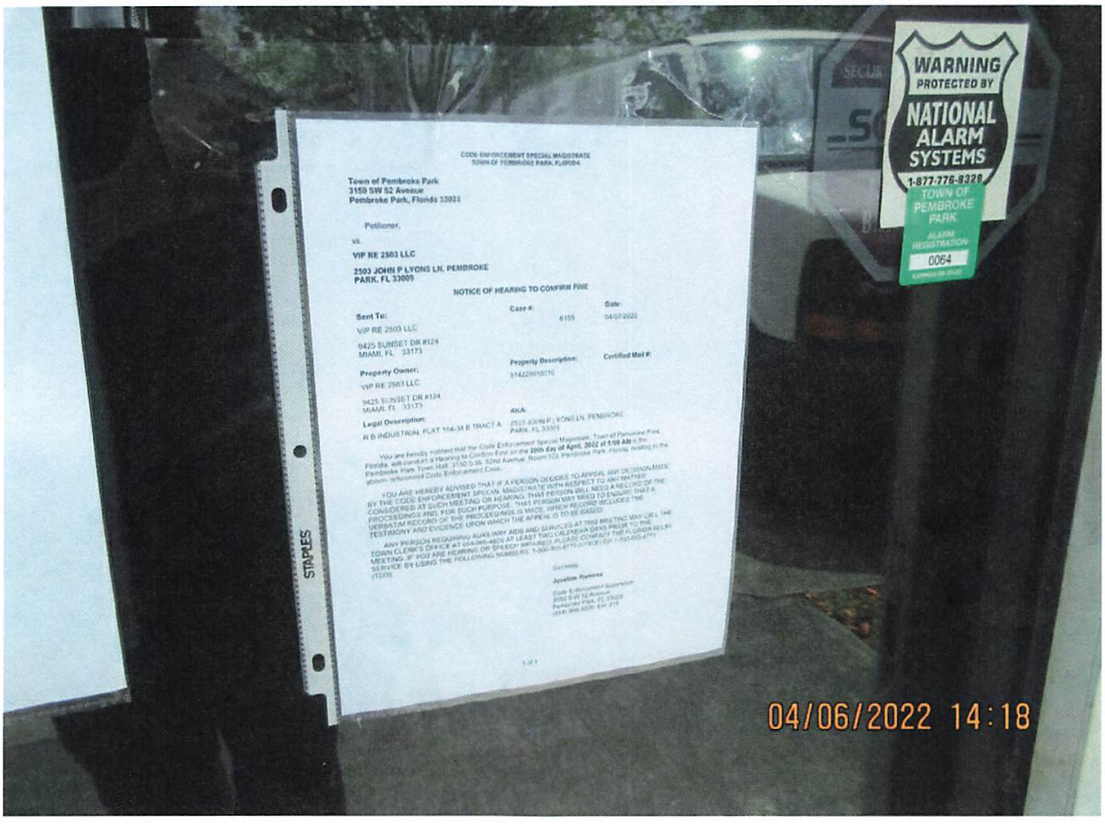
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of April, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
VIP RE 2503 LLC
2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
VIP RE 2503 LLC
9425 SUNSET DR #124
MIAMI, FL 33173
Case #:
6186
Date:
04/07/2022
Property Owner:
VIP RE 2503 LLC
9425 SUNSET DR #124
MIAMI, FL 33173
Property Description:
514229010010
Certified Mail #:
Legal Description:
R B INDUSTRIAL PLAT 104-38 B TRACT A
AKA:
2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida will conduct a Hearing to Confirm Fine on the 25th day of April, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Josaine Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1
STAPLES
STAPLES
04/06/2022 14:18


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
VIP RE 2503 LLC
2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
VIP RE 2503 LLC
9425 SUNSET DR #124
MIAMI, FL 33173
Case #:
6155
Date:
04/07/2022
Property Owner:
VIP RE 2503 LLC
9425 SUNSET DR #124
MIAMI, FL 33173
Property Description:
514229010010
Certified Mail #:
Legal Description:
R B INDUSTRIAL PLAT 104-38 B TRACT A
AKA:
2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
WARNING
PROTECTED BY
NATIONAL ALARM SYSTEMS
1-877-776-9328
TOWN OF PEMBROKE PARK
ALARM REGISTRATION
0064
STAPLES
04/06/2022 14:18


2503
04/06/2022 14:18

Town of Pembroke Park

INVOICE

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

Bill To:
VIP RE 2503 LLC
9425 SUNSET DR
#124 MIAMI FL 33173

DATE: April 18, 2022
INVOICE #
FOR:

Case 6186
VIP RE 2503 LLC
9425 SUNSET DR
#124 MIAMI FL 33173

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-103(a): 5-207		
	Final Order 11/17/2021		
1	Admin Fee	$ 100.00	$ 100.00
93	Day(s) of Per Diem from (01/17/22-04/20/2022)	$ 250.00	$ 23,250.00
		Balance	$ 23,350.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

VIP RE 2503 LLC

2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
VIP RE 2503 LLC	6186	04/07/2022
9425 SUNSET DR #124 MIAMI, FL 33173		

Property Owner:	**Property Description:**	**Certified Mail #:**
VIP RE 2503 LLC	514229010010	
9425 SUNSET DR #124 MIAMI, FL 33173		

Legal Description:	**AKA:**
R B INDUSTRIAL PLAT 104-38 B TRACT A	2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of April, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

JEANETTE VERSTER, CASE NUMBER 6186

Respondent

_____ /

NOTICE OF HEARING (case 6186)

Respondent JEANETTE VERSTER hereby gives notice that she will call up for hearing:

MOTIONS: TO ABATE
DATE AND TIME: WEDNESDAY APRIL 15, 2022, AT 9:00 AM
LOCATION: PEMBROKE PARK TOWN, 3150 SW 52ND AVE, ROOM 102,
PEMBROKE PARK, FLORIDA

ADA NOTICE: Any person requiring auxiliary airds or services at this meeting may call the Town's Clerk's Office at 954-966-4600 at least two calendar days in advance of the hearing. If you are hearing or speeech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).

CERTIFICATE OF SERVICE

I hereby certify that I have sent the original hereof via Fed Ex, tracking number 7765 9582 9947 a true copy of the foregoing to Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 this April 15, 2022.

MARTYN W.D. VERSTER, ESQ.
9425 Sunset Drive, Suite 124
Miami, FL 33173
305-801-3464
Versterlaw@msn.com

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

VERSTER, JEANETTE CASE NO. 6186

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: VERSTER, JEANETTE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: VERSTER, JEANETTE AT 10:33 A.M. ON THE 4 DAY OF NOVEMBER 2021.

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

TYPE OF SERVICE

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

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

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

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

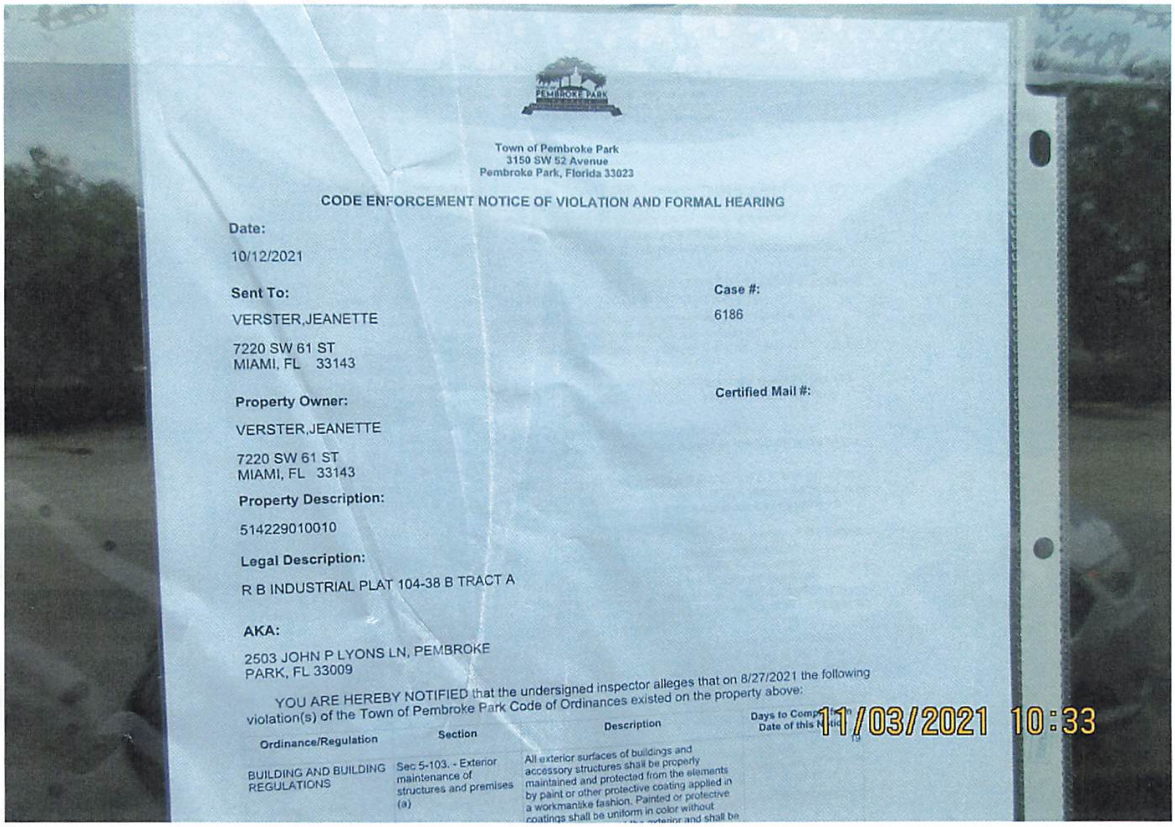
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of Nov, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

LUCIE MARIE MANZEROLLE
Notary Public - State of Florida
Commission # HH 144012
My Comm. Expires Aug 23, 2025
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:
10/12/2021

Sent To:
VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Case #:
6186

Certified Mail #:

Property Owner:
VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Property Description:
514229010010

Legal Description:
R B INDUSTRIAL PLAT 104-38 B TRACT A

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comp... Date of this N...
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 ... exterior and shall be	

11/03/2021 10:33




04/20/2022 16:21


EHM
ELECTRO HYDRAULIC MACHINERY CO.
04/20/2022 16:19


Custom
Service
Distribution, Inc
Lakeland
04/20/2022 16:20


Service
bution, Inc.
Lakeland
04/20/2022 16:20

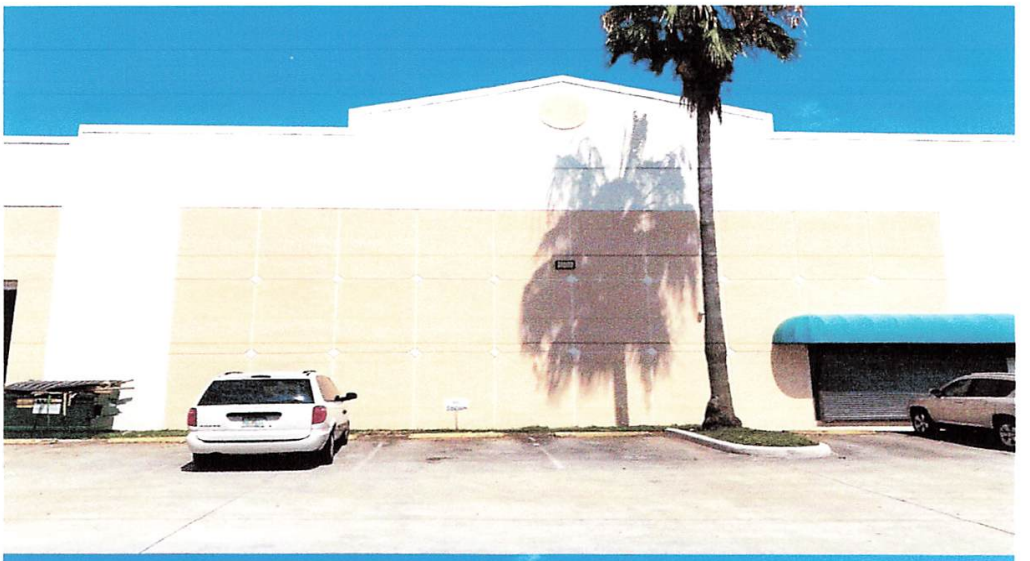

UNIT A
04/20/2022 16:20


04/20/2022 16:21

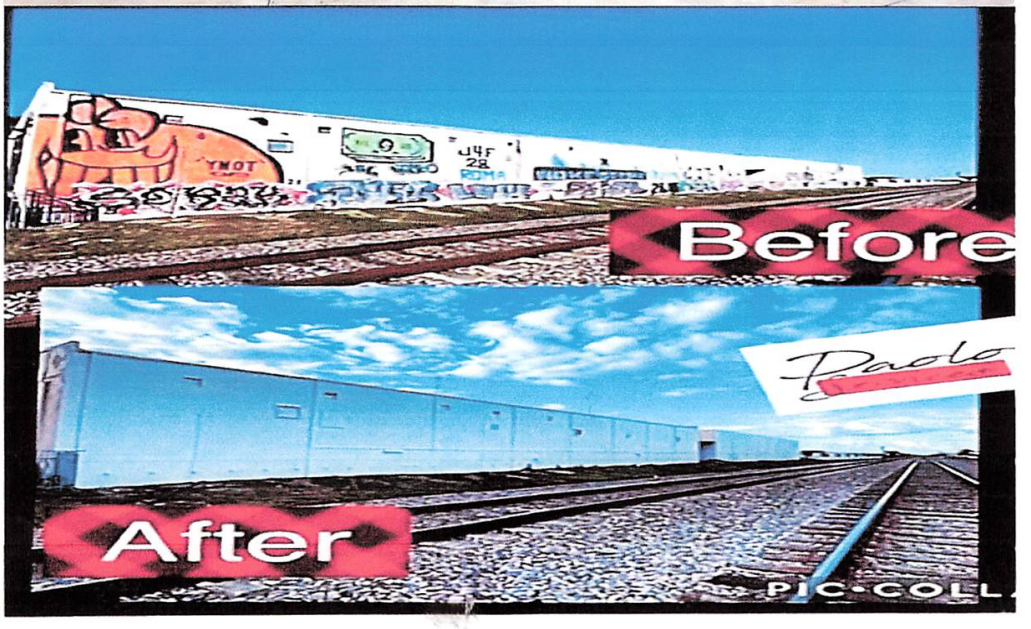

04/20/2022 16:21

6186

C







6186.

C



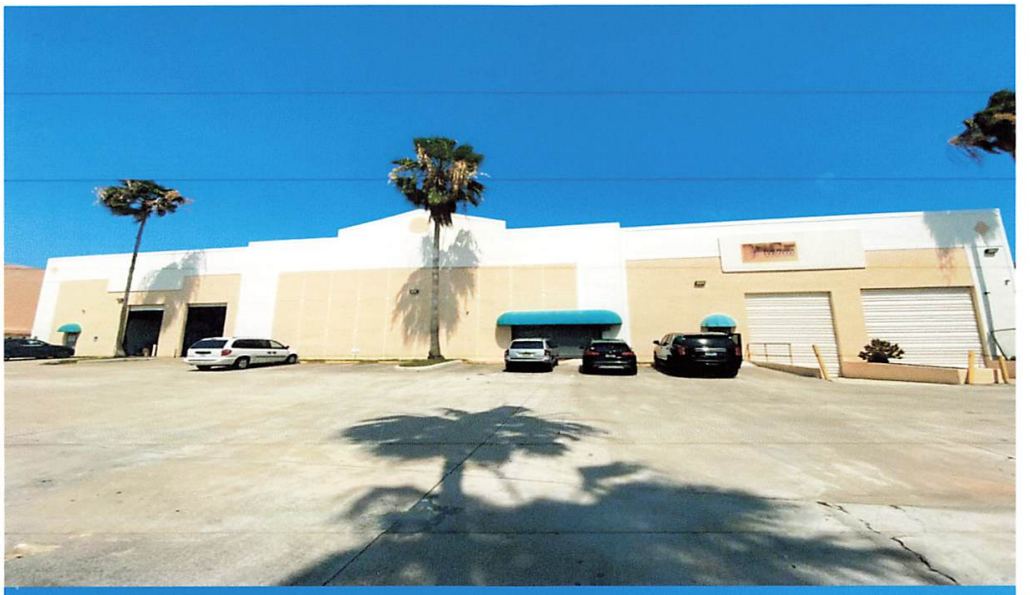




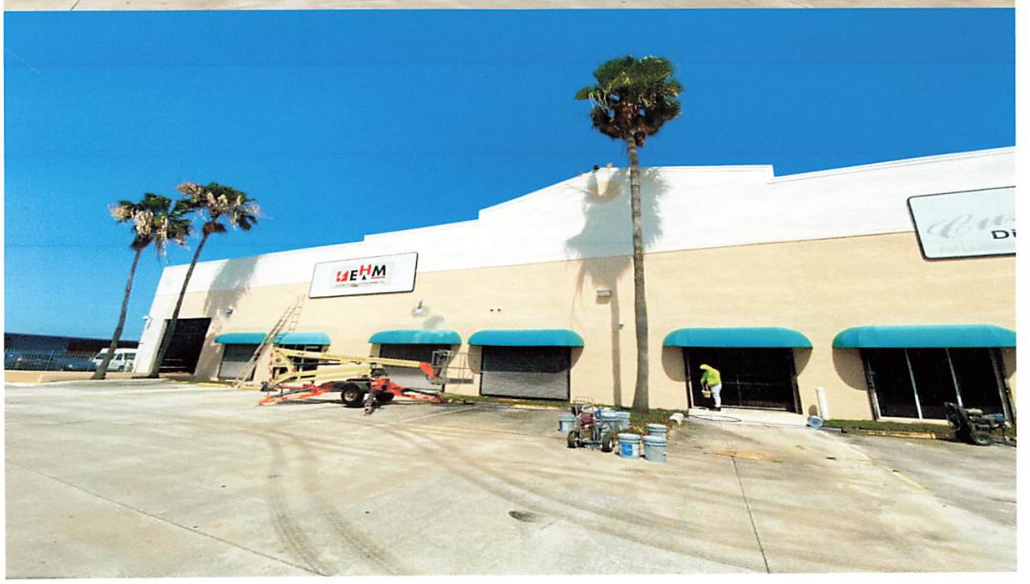


4/19/22

4/19/22








04/06/2022 08:34


04/06/2022 08:35


04/06/2022 08:33


04/06/2022 08:34


04/06/2022 08:44


Custom
Service
Distribution, Inc.
04/06/2022 08:21


04/06/2022 08:22


04/06/2022 08:22


04/06/2022 08:23


FINE FOODS
SOUTHEAST
STEAKS, CHOPS & PROVISIONS
04/06/2022 08:24


04/06/2022 08:24


04/06/2022 08:24


04/06/2022 08:24


04/06/2022 08:33


03/04/2022 13:06


03/04/2022 13:07


Service
Distribution, Inc.
Lakeland
UNIT A
03/04/2022 13:08


Service
03/04/2022 13:08


J4F
28
ROMA
HOKE CROME
11/03/2021 10:26


11/03/2021 10:26


SOAK
DUNE
11/03/2021 10:26


11/03/2021 10:33


Fort Lauderdale
PARKING BY
DISABLED
PERMIT
ONLY
11/03/2021 10:33


P05
09/07/2021 04:02


WOKE CROME
08/31/2021 14:51


WOKE CROME
08/31/2021 14:51


ROMA
08/31/2021 14:51


08/31/2021 14:51


WOKE CROME
SFK
MAYOR
06/21/2021 12:24


SOAKDUNE
06/21/2021 12:25


SOAK
2020/09/09 08:53:02


SELF STORAGE
ROMA
WOKE CROME
TODAE!
DEGA
2020/09/09 08:53:16

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holdjng/Mad Monkeys Events Inc.	3152 W Pembroke Rd Pembroke Park, FL 33009	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3152

Legal Description

Case Status Open **Case #** 5366 **Date Next Inspection** 6/15/2022

Notes

1. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/1/2020		Notice of Violation	Hand 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
5/26/2022	6/15/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 6/15/2022

Case Overview

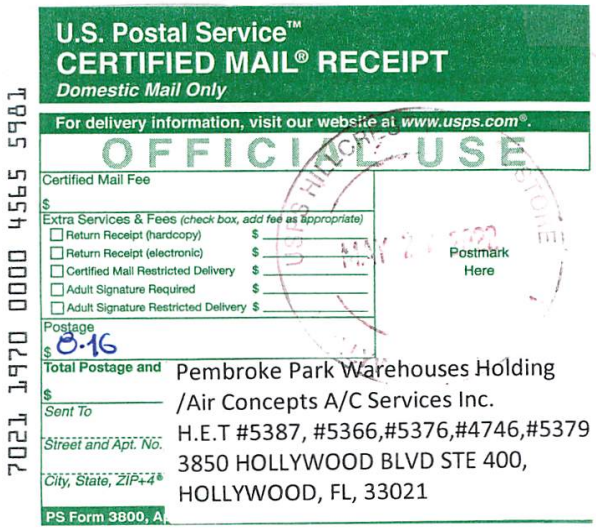
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/15/2022

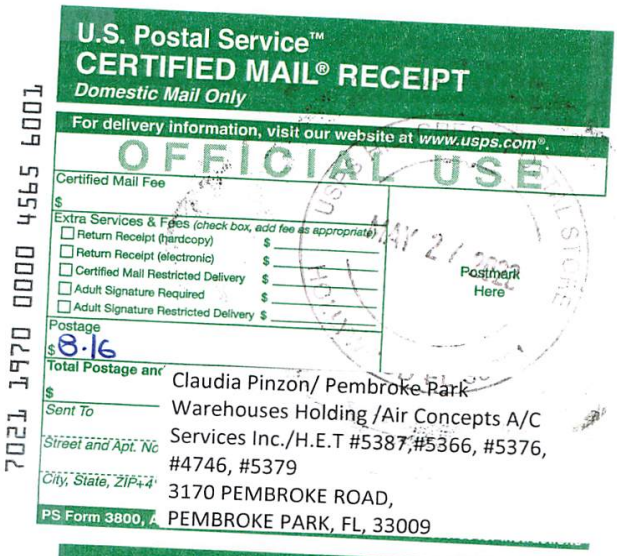
Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$7,000.00
			Total Fines	**$7,000.00**

Payments

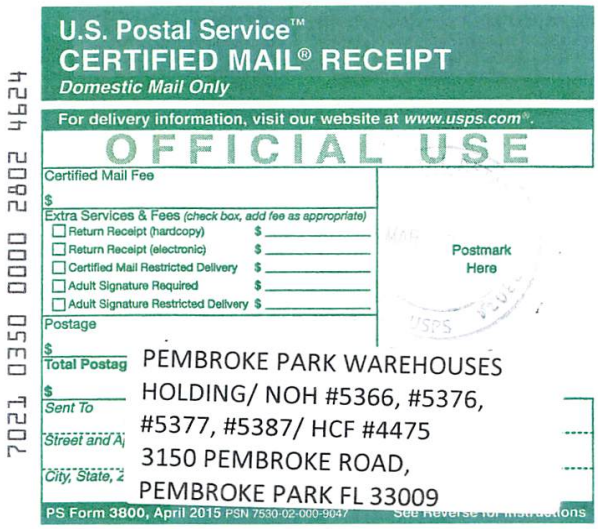
Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$7,000.00**


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Return Receipt (electronic)
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Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.16
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
7021 1970 0000 4565 5981
Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc.
H.E.T #5387, #5366,#5376,#4746,#5379
3850 HOLLYWOOD BLVD STE 400,
HOLLYWOOD, FL, 33021

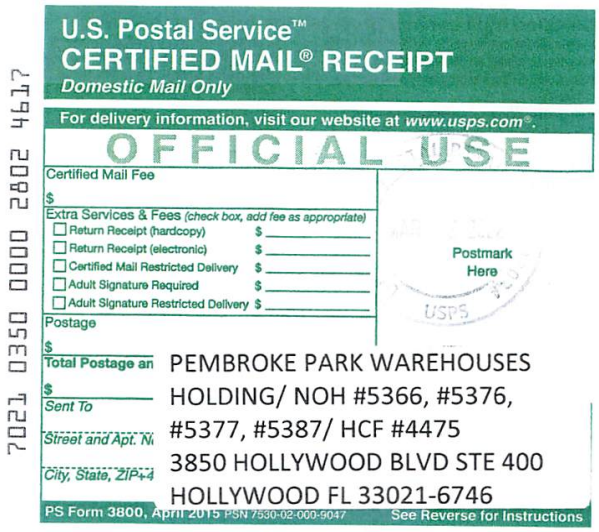

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Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
7021 1970 0000 4565 6001
Claudia Pinzon/ Pembroke Park
Warehouses Holding /Air Concepts A/C
Services Inc./H.E.T #5387,#5366, #5376,
#4746, #5379
3170 PEMBROKE ROAD,
PEMBROKE PARK, FL, 33009


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Adult Signature Required
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City, State, ZIP+4®
PS Form 3800, A
Postmark Here
7021 1970 0000 4565 6018
FRANKLIN L ZEMEL C/O ARNSTEIN
&LEHR LLP
H.E.T #5387, #5366,#5376,#4746,#5379
200 EAST LAS OLAS BLVD. SUITE 1000,
FORT LAUDERDALE, FL, 33301

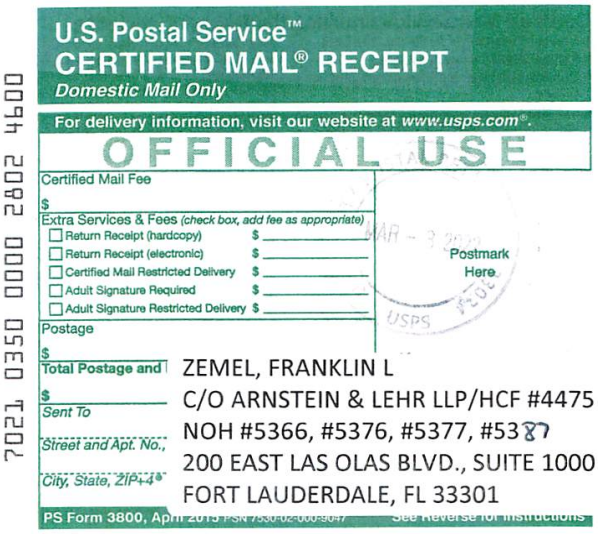

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Adult Signature Restricted Delivery
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PS Form 3800, A
Postmark Here
7021 1970 0000 4565 5998
Pembroke Park Warehouses
Holding/Air Concepts A/C Services Inc.
H.E.T #5387, #5366,#5376,#4746,#5379
3150 PEMBROKE ROAD,
PEMBROKE PARK, FL, 33009



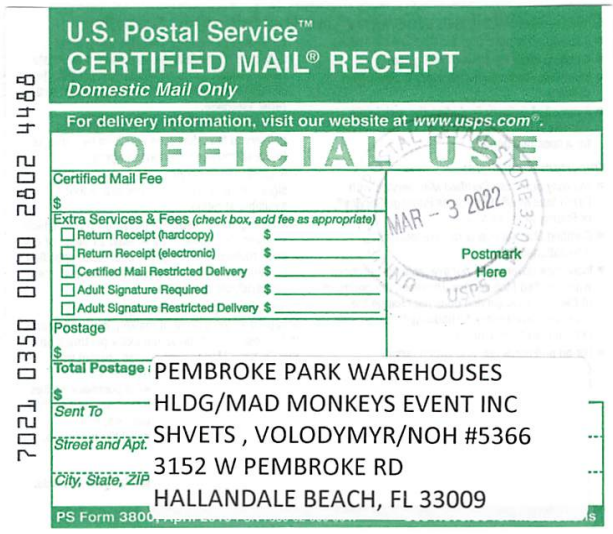
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PEMBROKE PARK WAREHOUSES
HOLDING/ NOH #5366, #5376,
#5377, #5387/ HCF #4475
3150 PEMBROKE ROAD,
PEMBROKE PARK FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0000 2802 4624



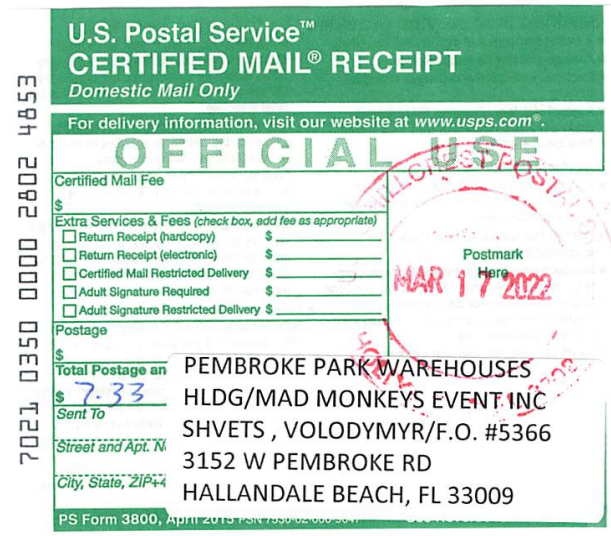
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☐ Certified Mail Restricted Delivery $
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Street and Apt. N
City, State, ZIP+4
Postmark Here
PEMBROKE PARK WAREHOUSES
HOLDING/ NOH #5366, #5376,
#5377, #5387/ HCF #4475
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746
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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ 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
Street and Apt. No.,
City, State, ZIP+4
Postmark Here
MAR - 3 2022
ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP/HCF #4475
NOH #5366, #5376, #5377, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0000 2802 4600



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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Sent To
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City, State, ZIP
Postmark Here
MAR - 3 2022
PEMBROKE PARK WAREHOUSES
HLDG/MAD MONKEYS EVENT INC
SHVETS , VOLODYMYR/NOH #5366
3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009
PS Form 3800
7021 0350 0000 2802 4488



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Sent To
Street and Apt. N
City, State, ZIP+4
Postmark Here
MAR 17 2022
PEMBROKE PARK WAREHOUSES
HLDG/MAD MONKEYS EVENT INC
SHVETS , VOLODYMYR/F.O. #5366
3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047
7021 0350 0000 2802 4853

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP/HCF #4475
NOH #5366, #5376, #5377, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

9590 9402 6921 1104 8025 01

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 4600

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES
HLDG/MAD MONKEYS EVENT INC
SHVETS , VOLODYMYR/F.O. #5366
3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

9590 9402 6921 1104 8020 20

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 4853

COMPLETE THIS SECTION ON DELIVERY

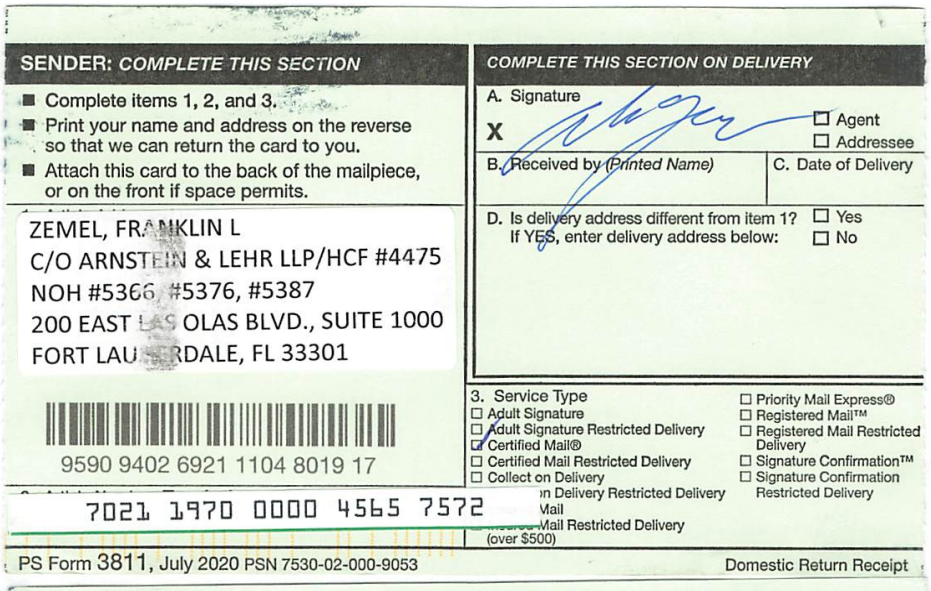
A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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



SENDER: COMPLETE THIS SECTION

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

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP/HCF #4475
NOH #5366, #5376, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

9590 9402 6921 1104 8019 17

7021 1970 0000 4565 7572

COMPLETE THIS SECTION ON DELIVERY

A. Signature — X — ☐ Agent ☐ Addressee

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

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

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

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



SENDER: COMPLETE THIS SECTION

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

PEMBROKE PARK WAREHOUSES
HOLDING/ F.O. #5366, #5376, #,
#5387/ S.O.C.L #4475
3150 PEMBROKE ROAD,
PEMBROKE PARK FL 33009

9590 9402 6921 1104 8019 62

2. Article Number (Transfer from service label)
7021 1970 0000 4565 7558

COMPLETE THIS SECTION ON DELIVERY

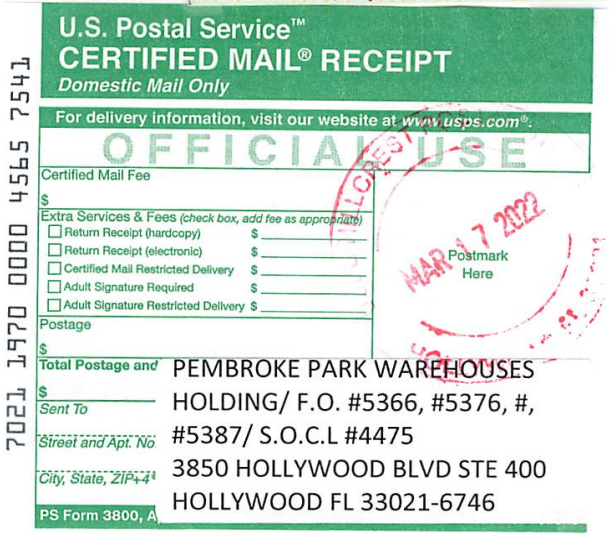
A. Signature — X — ☐ Agent ☐ Addressee

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

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

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

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



7021 1970 0000 4565 7541

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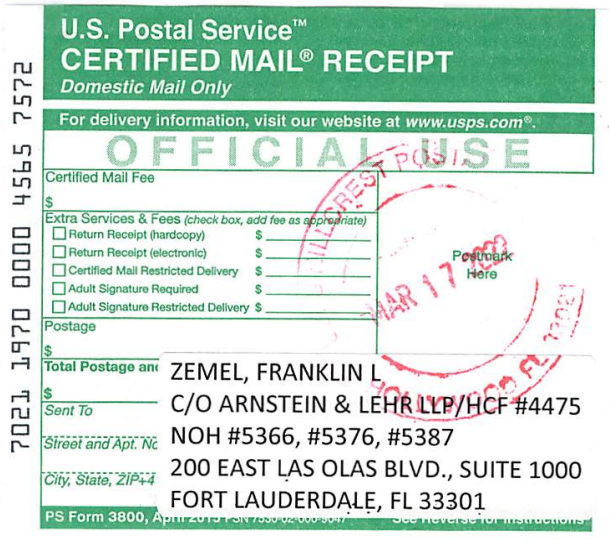
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Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A

MAR 17 2022
Postmark Here

PEMBROKE PARK WAREHOUSES
HOLDING/ F.O. #5366, #5376, #,
#5387/ S.O.C.L #4475
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and
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Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A

Postmark Here

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP/HCF #4475
NOH #5366, #5376, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301



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

Postage
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Total Postage a
$

Sent To

Street and Apt. 1

City, State, ZIP+

PS Form 3800,

Postmark Here

HAR 17 2022

PEMBROKE PARK WAREHOUSES
HOLDING/ F.O. #5366, #5376, #,
#5387/ S.O.C.L #4475
3150 PEMBROKE ROAD,
PEMBROKE PARK FL 33009

7021 1970 0000 4565 7558

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

Hasler
10/02/2020
US POSTAGE $C

0

Sent To:
Mad Monkeys Events
3152 W Pembroke Rd
Pembroke Park, FL 33009

Case #:
5366

Property Owner:

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5366

Hasler
10/02/2020
US POSTAGE $0

01

Pembroke Park Warehouses
3150 Pembroke Rd
Pembroke Park, FL 33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3148-3188 PEMBROKE ROAD, PEMBROKE PARK FL 33009
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

ID #	5142 20 00 0300
Millage	0613
Use	48-01

Abbr Legal Description	20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$153,770	$3,471,620	$3,625,390	$1,016,980	
2021	$153,770	$2,892,090	$3,045,860	$924,530	$33,589.90
2020	$153,770	$2,674,240	$2,828,010	$840,490	$31,068.51

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,625,390	$3,625,390	$3,625,390	$3,625,390
Portability	0	0	0	0
Assessed/SOH	$1,016,980	$3,625,390	$1,016,980	$1,016,980
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,016,980	$3,625,390	$1,016,980	$1,016,980

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1992	TD*	$100	20656 / 143
8/1/1990	TD*	$100	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	76,884	SF
Adj. Bldg. S.F. (Card, Sketch)		38550
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
MAD MONKEYS EVENT INC

Filing Information

Document Number	P15000092797
FEI/EIN Number	47-5601581
Date Filed	11/12/2015
Effective Date	11/12/2015
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/14/2021

Principal Address

3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Changed: 10/14/2021

Mailing Address

3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Changed: 10/14/2021

Registered Agent Name & Address

SHVETS , VOLODYMYR
3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Name Changed: 02/15/2019

Address Changed: 10/14/2021

Officer/Director Detail

Name & Address

Title P

SHVETS, VOLODYMYR

3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Title VP

SHVETS, ANASTASIIA
3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/31/2020
2021	10/14/2021
2022	01/11/2022

Document Images

01/11/2022 -- ANNUAL REPORT	View image in PDF format
10/14/2021 -- REINSTATEMENT	View image in PDF format
03/31/2020 -- ANNUAL REPORT	View image in PDF format
02/15/2019 -- ANNUAL REPORT	View image in PDF format
02/28/2018 -- ANNUAL REPORT	View image in PDF format
02/21/2017 -- ANNUAL REPORT	View image in PDF format
12/08/2016 -- Amendment	View image in PDF format
02/25/2016 -- ANNUAL REPORT	View image in PDF format
11/12/2015 -- Domestic Profit	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PEMBROKE PARK WAREHOUSES HOLDING		CASE NO. 5366

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3152 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3152 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 10:44 A.M. ON THE 3 DAY OF JUNE 2022.

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

TYPE OF SERVICE

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

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

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

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

J. [signature]
AFFIANT

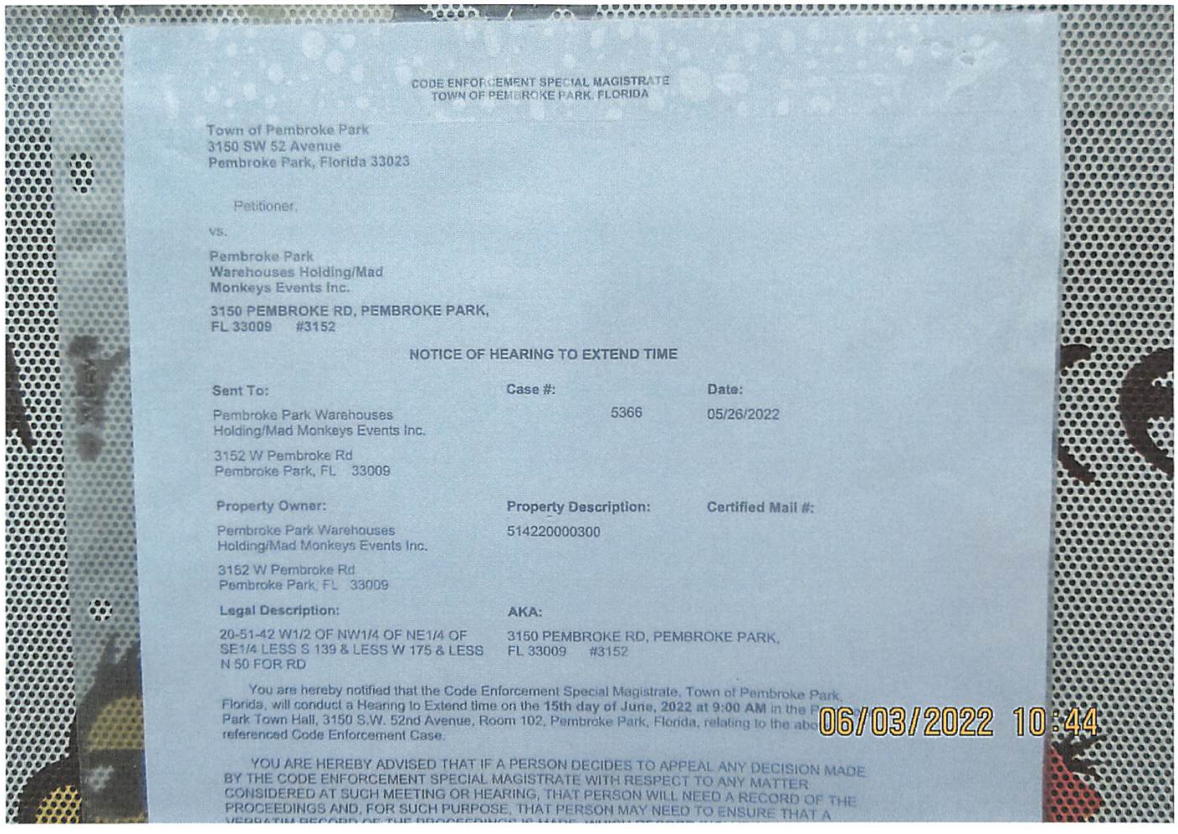
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [_] physical presence or [✓] online notarization this 13 day of June, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[signature]
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.

Pembroke Park
Warehouses Holding/Mad
Monkeys Events Inc.

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
Pembroke Park Warehouses Holding/Mad Monkeys Events Inc. 3152 W Pembroke Rd Pembroke Park, FL 33009	5366	05/26/2022

Property Owner:	Property Description:	Certified Mail #:
Pembroke Park Warehouses Holding/Mad Monkeys Events Inc. 3152 W Pembroke Rd Pembroke Park, FL 33009	514220000300	

Legal Description:	AKA:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3152

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of June, 2022 at 9:00 AM** in the P... Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the abo... referenced Code Enforcement Case.

06/03/2022 10:44

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.

3152 W Pembroke Rd
Pembroke Park, FL 33009

Case #:

5366

Property Owner:

Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.

3152 W Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000300

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/1/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

1. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of March, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



3/2/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE PARK WAREHOUSES HOLDING MAD MONKEY EVENTS INC. Respondent(s)	) Case No.: 5366))))))

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: 3152 PEMBROKE RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3850 HOLLYWOOD BLVD, STE 400, HOLLYWOOD FL 33021-6746

FOLIO NO.: 5142 20 00 0300

LEGAL DESCRIPTION: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; and 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of March 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING
MAD MONKEYS EVENTS INC. CASE NO. 5366

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3152 PEMBROKE RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3152 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/MAD MONKEYS EVENTS INC. AT 12:20 P.M. ON THE 4 DAY OF MARCH 2022.

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

TYPE OF SERVICE

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

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

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

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

_____
AFFIANT

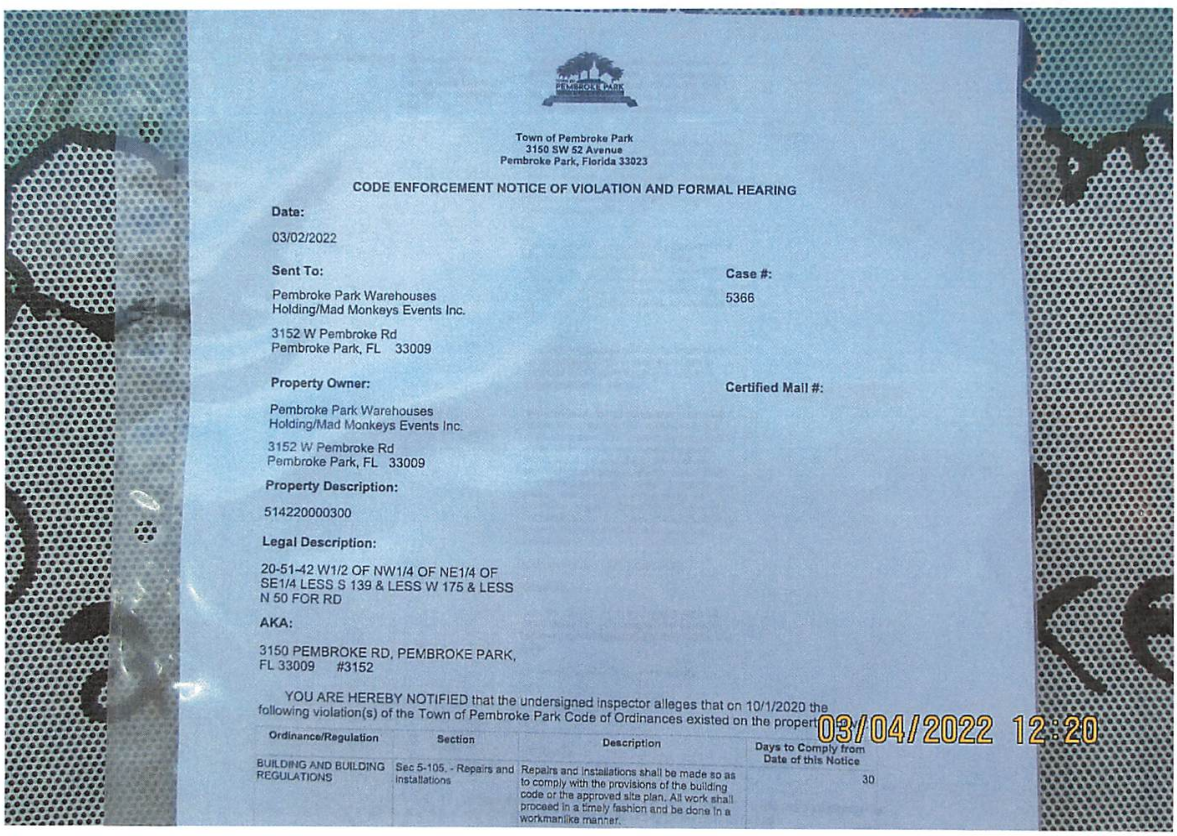
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.

3152 W Pembroke Rd
Pembroke Park, FL 33009

Case #:

5366

Property Owner:

Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.

3152 W Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000300

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3152

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/1/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the propert

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


3152
- Party Shows
- Event plannin
- Characters
- Decorations
- Party Rental
- Entertainers
PULL
MadMonkeys
EVENTS
03/04/2022 12:20


03/04/2022 12:23

11/3/20
No permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Mad Monkeys Events 3152 W Pembroke Rd Pembroke Park, FL 33009	5366	10/01/2020

Property Owner:	Property Description:	Certified Mail #:
Mad Monkeys Events 3152 W Pembroke Rd Pembroke Park, FL 33009	514220000300	

Legal Description:	AKA:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Pembroke Park Warehouses

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/1/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Notes/Means of Correction:

1. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. Double permit fee assessed.

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

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

Town of Pembroke Park Violation Notice

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

Pembroke Park Warehouses

Name Mad Monkeys Events Inc. Date 10/1/20

Site Address 3152 W Pembroke Rd Case # _____

Permit # _____ Sub/Park Pembroke Park Warehouses

- ☐ *STOP ALL WORK
- ☑ No Building Permit
- ☑ Violation of Florida Building Code # 5-105
- ☑ Violation of Town Ordinance # 5-105
- ☐ NFPA # _____ 5-2(a)(6) 15-17
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

1. No Business Tax Receipts. 2. Upermitted loft. 3. Tenant Build out. 4. Verify permit for electrical and a/c central unit.

Corrective Action(s)

1. Obtain Business Tax Receipt. 2. Obtain permit and inspections for all work done

- ☐ Structural
- ☑ Code Enf.
- ☐ Plumbing
- ☐ Zoning
- ☐ Mechanical
- ☑ Business Tax Receipt
- ☐ Electrical
- ☐ Other _____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

- ☑ Code Enforcement Ext.215
- ☑ Business Tax Receipt Ext. 214
- ☐ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Received by

White: Original Copy Yellow: Officer's Copy Pink: Violator

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Pembroke Park
Warehouses Holding/Mad
Monkeys Events Inc.

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
Pembroke Park Warehouses Holding/Mad Monkeys Events Inc. 3152 W Pembroke Rd Pembroke Park, FL 33009	5366	05/26/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
Pembroke Park Warehouses Holding/Mad Monkeys Events Inc. 3152 W Pembroke Rd Pembroke Park, FL 33009	514220000300	

Legal Description:	**AKA:**
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3152

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Joseline Ramirez

From: Joseline Ramirez
Sent: Tuesday, March 8, 2022 8:36 AM
To: Volodymyr Shvets
Cc: nancy.romero@absolutemgmt.com
Subject: RE: Code enforcement notice for Mad Monkeys Events 3152 W Pembroke road - Case 5366

Good morning Volodymyr,

Thank you for your email, the violation notice that you all received, stated that permits had to be obtained as follows:

1. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. Double permit fee assessed.

For all the items removed, a demolition permit is required. You may contact the Building Dept at 954-966-4600, ext 182.

Case 5366 has been open since 10/01/2020, more than one year. Therefore, an extension will not be granted, you may ask the Special Magistrate(Judge) for an extension on 3/16/22.

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

From: Volodymyr Shvets <m.monkeys2015@gmail.com>
Sent: Monday, March 7, 2022 5:34 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Cc: nancy.romero@absolutemgmt.com
Subject: Code enforcement notice for Mad Monkeys Events 3152 W Pembroke road

Joseline Good day!

We did fix all the issues, that you asked us to fix before
1. tenant build-out - we removed a costume room
2. A/C unit - we removed an additional A/C unit
3. unpermitted loft - we removed everything from the office roof, and do not use it as a loft

also, we installed exit signs and bought 2 new fire extinguishers according to the business needs (contractor will install them this Friday, Mar. 11

The only problem with office build-out permits. When we met with you last time, we did not know that the office is unpermitted, and Mrs. Nancy V. Romero did not know it as well.

Right now we work closely with the leasing office and Mrs. Nancy will take care of the permits obtained, but she will be on the vacation starting tomorrow.

Please give us at least 60 days to obtain all the permits

We really want to get all the necessary licenses and tax receipts and do all our best to make it.

Sorry for the inconvenience.

Best regards

Vladimir and Anastasia Shvets
Mad Monkeys Event
(305) 857-55-70
(206) 218-49-95

MadMonkeys
EVENTS

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Joseline Ramirez

From: Joseline Ramirez
Sent: Thursday, May 5, 2022 9:51 AM
To: Nancy Romero
Subject: RE: Extension needed - Pembroke Business Park

Good morning Nancy,

Please see my response below:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on – Case 4746, has been open since 10/30/2019, today it makes over 2 years that the unit is not in compliance. There is also a recorded lien on the property since 4/25/2021. An extension cannot be granted.

3172-3178 - former Zepplin's unit - we are preparing the plans to submit them for permitting. – Case 5376, has been open since 10/07/2020 will be scheduled for a one time extension at the 06/15/2022.
3152 - Mad Monkey's same comment as above - This case will be scheduled for an extension at the 06/15/2022. Case 5366, has been open since 10/02/2020 will be scheduled for a one time extension at the 06/15/2022.
3170 - Air Concept same comment as above - This case will be scheduled for an extension at the 06/15/2022. Case 5387, has been open since 10/14/2020 will be scheduled for a one time extension at the 06/15/2022.
3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval. Case 5379, has been open since 10/06/2020 will be scheduled for a one time extension at the 06/15/2022.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Joseline Ramirez
Sent: Friday, April 22, 2022 4:40 PM
To: Nancy Romero <nancy.romero@absolutemgmt.com>
Subject: RE: Extension needed - Pembroke Business Park

Good afternoon Nancy,

It was also nice seeing you, I am in receipt of your email and will follow up with you on Monday.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Nancy Romero <nancy.romero@absolutemgmt.com>
Sent: Friday, April 22, 2022 1:56 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Extension needed - Pembroke Business Park

Hi Joseline, it was nice seeing on Wednesday.

I wanted to follow up with you to see when we (David and I) can meet with you?

Also, we will be needing an extension on the following units to completely comply with your request, below are the address:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on

3172-3178 - former Zepplin's unit - we are preparing the plans to submit them for permitting.
3152 - Mad Monkey's same comment as above
3170 - Air Concept same comment as above

3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval.

It has taken us longer than expected, due to Engineers and GC's not being responsive on a timely matter.

Please be reassured that we are working on these violation and it is to our best interest to get them rectified.

Please let me know if I need to do anything else for the above addresses.

Looking forward to hearing from you soon.

Thank you,
Nancy

PEMBROKE PARK
SELF STORAGE

Nancy V. Romero - Sr. General Manager

Pembroke Business Park

A 3150 Pembroke Road, Pembroke Park, FL 33009

P 954.989.2208

E PembrokePark@absolutemgmt.com

W www.PembrokeSelfStorage.com

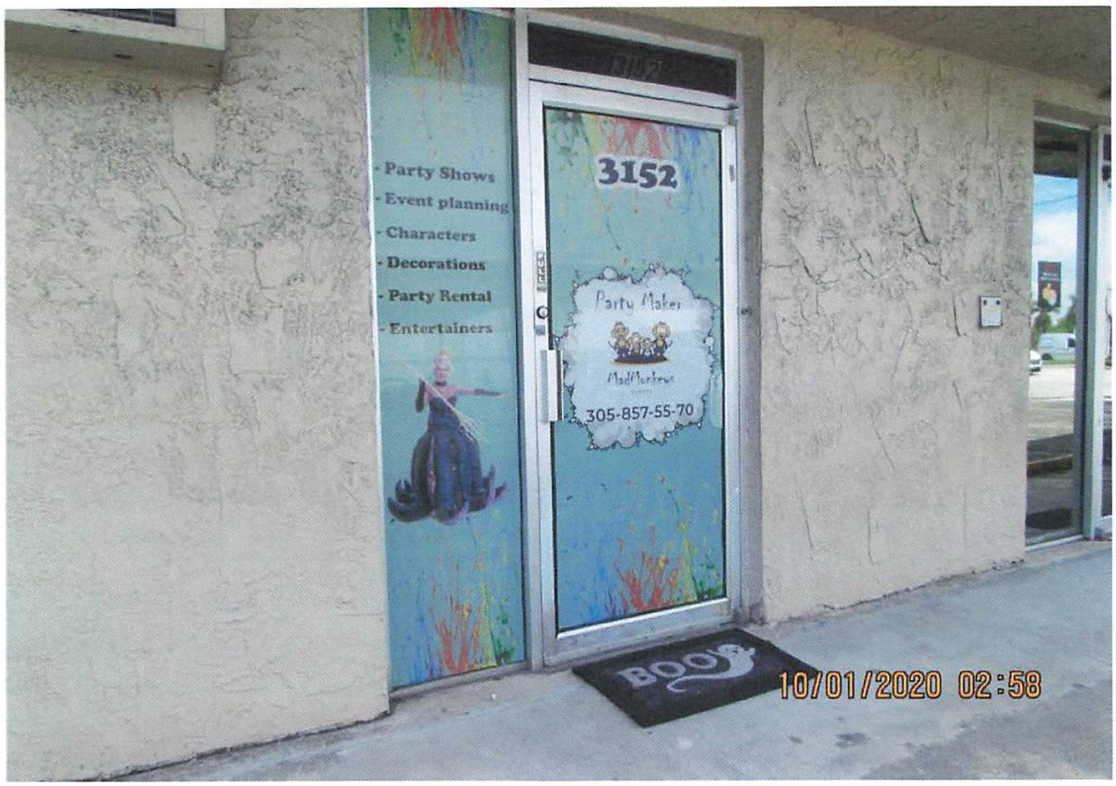
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03/04/2022 12:25
STEVE MADDEN

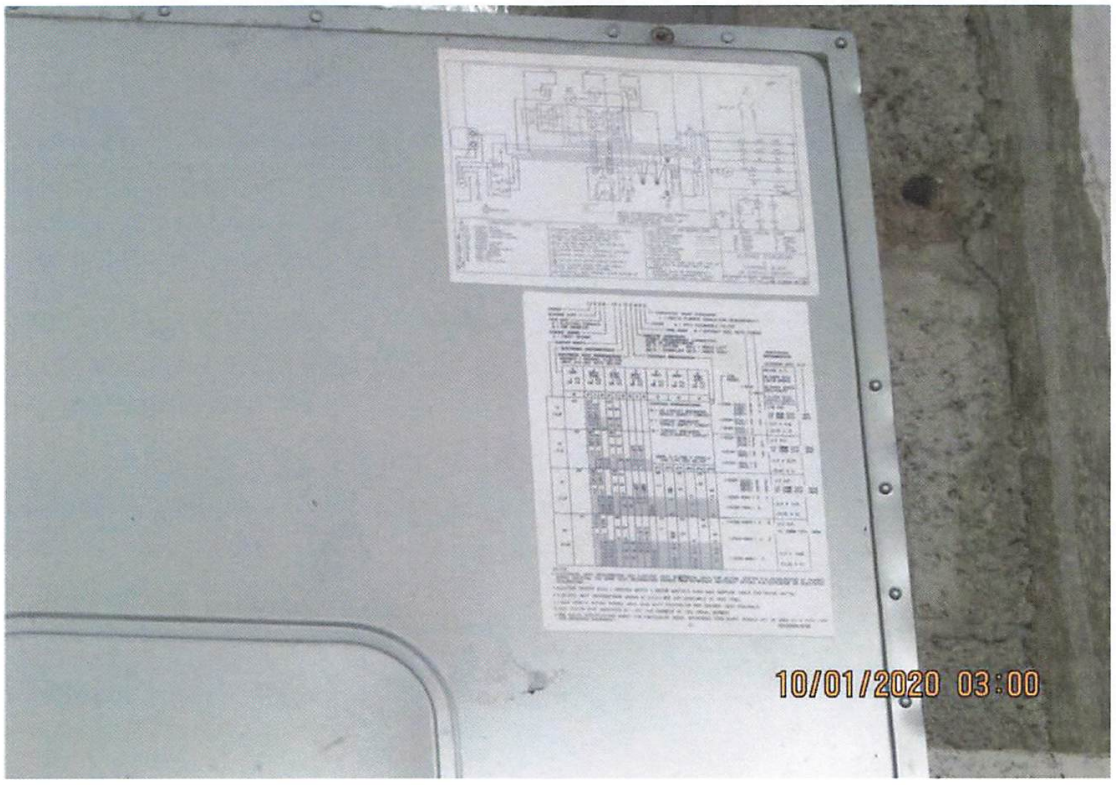

03/04/2022 12:26
STEVE MADDEN


Краб
03/04/2022 12:27


03/04/2022 12:27


- Party Shows
- Event planning
- Characters
- Decorations
- Party Rental
- Entertainers
3152
Party Maker
305-857-55-70
BOO
10/01/2020 02:58


10/01/2020 03:00


10/01/2020 03:00

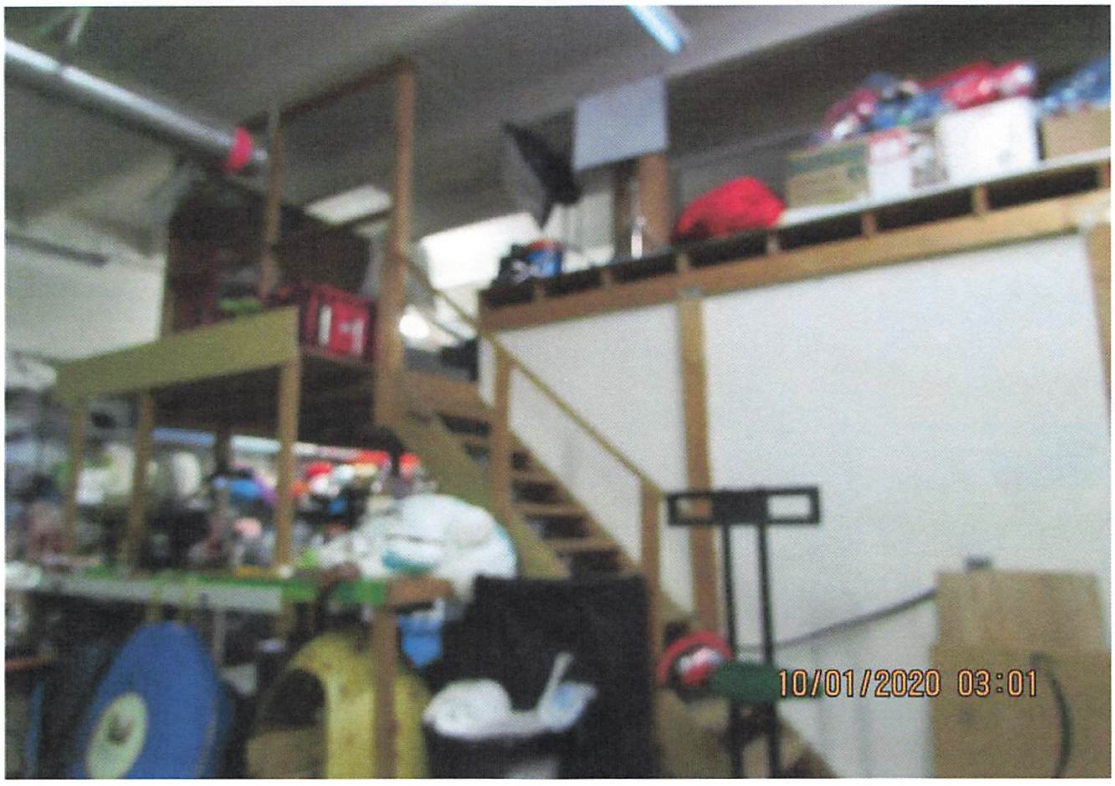

Rheem
WARNING
HAZARDOUS VOLTAGE
CAN CAUSE SEVERE PERSONAL INJURY OR DEATH.
NOTICE
10/01/2020 03:00


10/01/2020 03:00

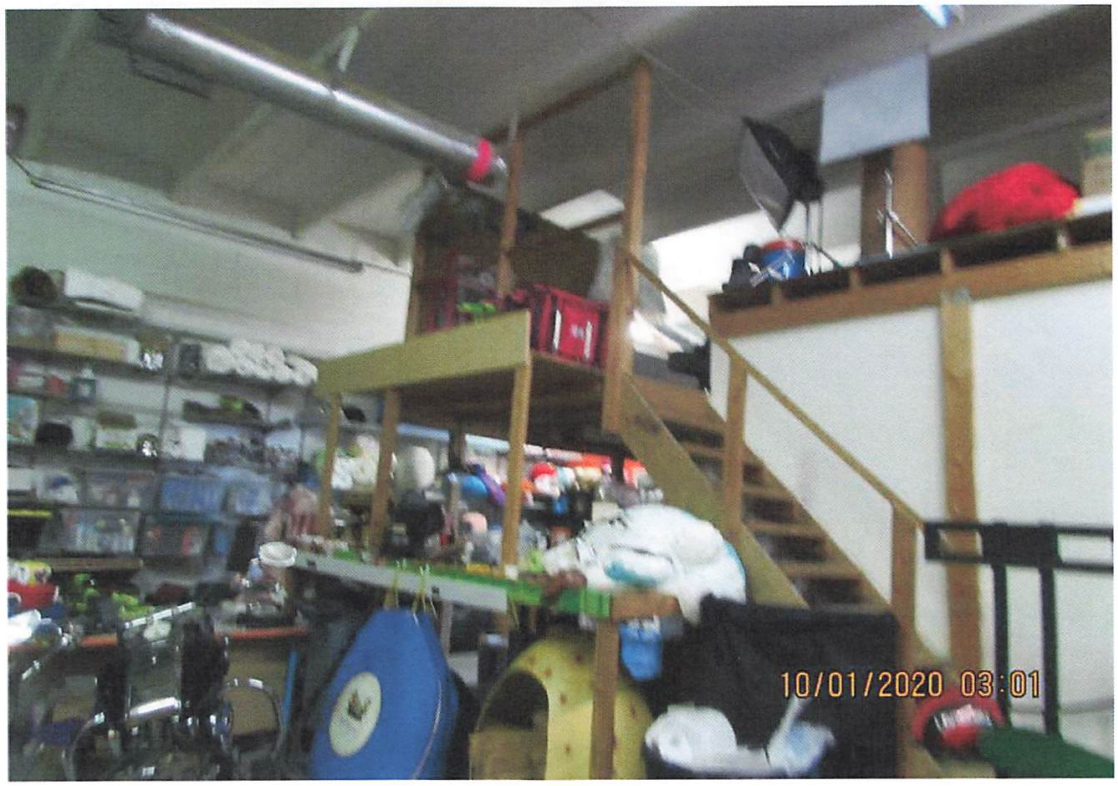

10/01/2020 03:00


10/01/2020 03:01


10/01/2020 03:01


10/01/2020 03:01


Exit
10/01/2020 03:01


10/01/2020 03:01


10/01/2020 03:01


10/01/2020 03:01


10/01/2020 03:01


10/01/2020 03:01

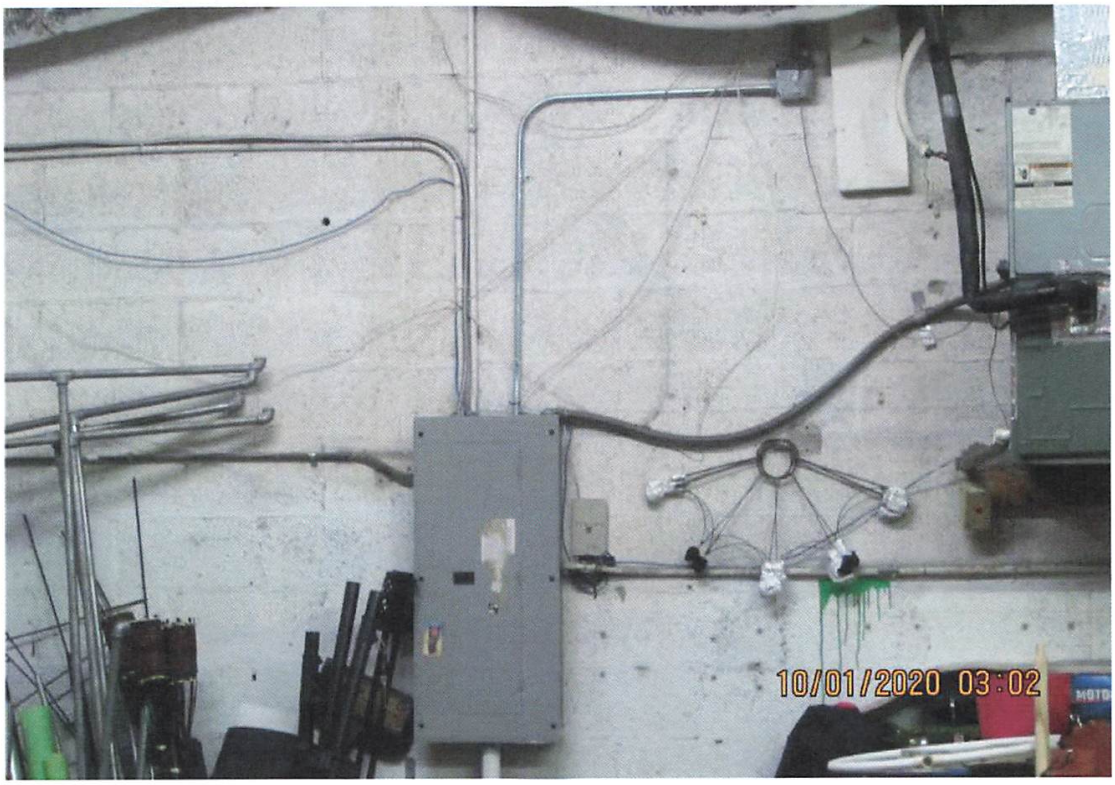

10/01/2020 03:01

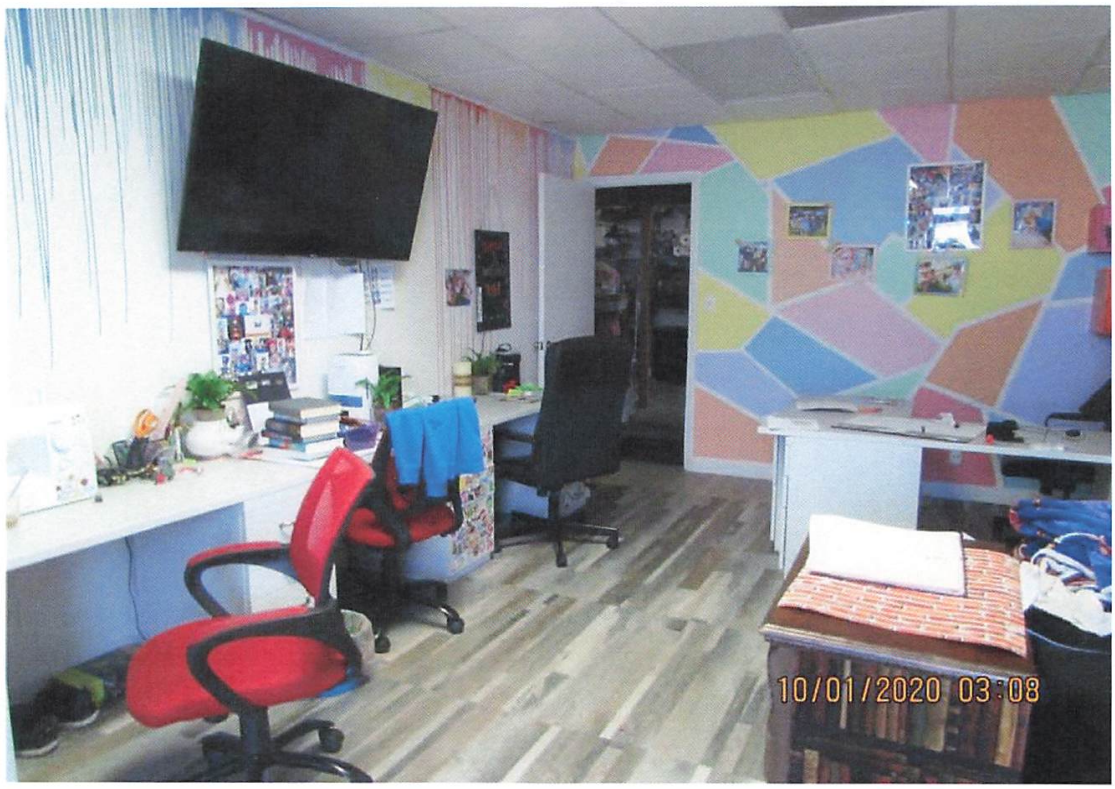

10/01/2020 03:01


10/01/2020 03:02


10/01/2020 03:02


10/01/2020 03:02


10/01/2020 03:02


10/01/2020 03:08


10/01/2020 03:08


Kids Entertainers
and
Party Planners
Mad Monkeys Events
Call: 305.857.55.70
10/01/2020 02:48

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holding/Zepplin Products Inc.	3172 Pembroke Rd Pembroke Park, FL 33023	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3172, 3174, 3176, 3178 Pembroke Rd

Legal Description

Case Status Open **Case #** 5376 **Date Next Inspection** 6/15/2022

Notes
1. Unpermitted tenant build out. Obtain permit and inspections.
2. Unpermitted electrical and a/c units. Obtain permit and inspections.
3. Unpermitted structures (mezzaines, stairs, and railings). Obtain permit and Inspections.
4. 3172 Pembroke Rd, 3174 Pembroke Rd, 3176 Pembroke Rd and 3178 Pembroke Rd have been connected by demolition of fire rated walls. Obtain permit and inspections.
5. Double permit fee assessed.
No permits obtained as of 3/3/2022 and no follow up as of 03/03/2022

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/7/2020		Notice of Violation	Hand Regular Mail
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/17/2022	3/16/2022	Final Order	Certified Mail
5/26/2022	6/15/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 6/15/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/15/2022

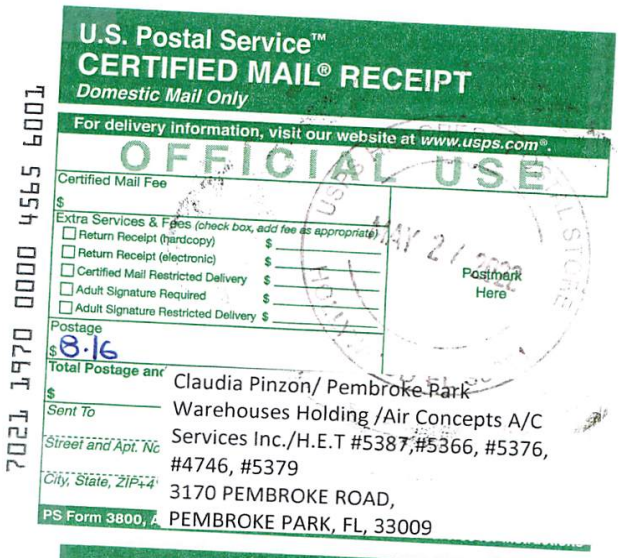
Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$100.00**

Payments

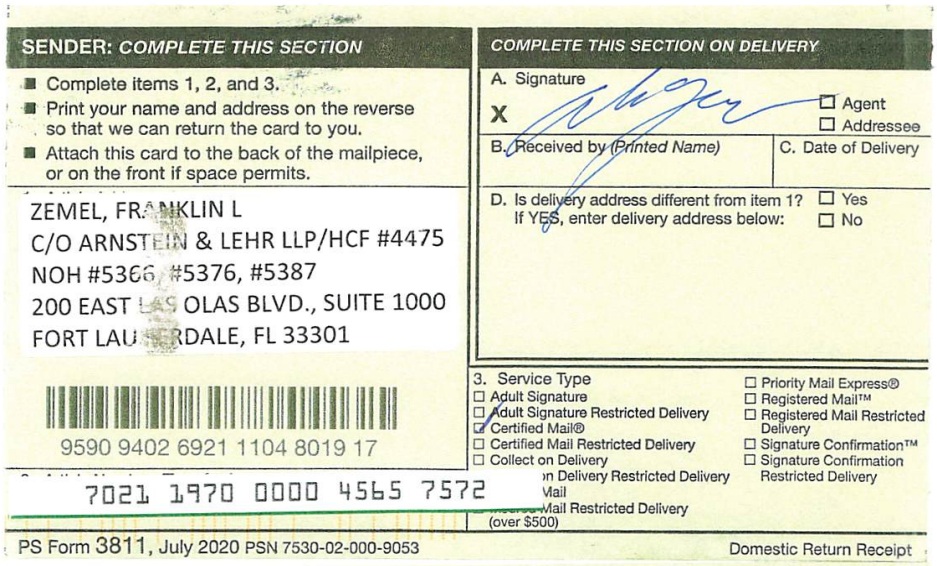
Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$100.00**


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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
8.16
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
7021 1970 0000 4565 5981
Pembroke Park Warehouses Holding
/Air Concepts A/C Services Inc.
H.E.T #5387, #5366,#5376,#4746,#5379
3850 HOLLYWOOD BLVD STE 400,
HOLLYWOOD, FL, 33021


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.16
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
7021 1970 0000 4565 6001
Claudia Pinzon/ Pembroke Park
Warehouses Holding /Air Concepts A/C
Services Inc./H.E.T #5387,#5366, #5376,
#4746, #5379
3170 PEMBROKE ROAD,
PEMBROKE PARK, FL, 33009


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.16
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
7021 1970 0000 4565 6018
FRANKLIN L ZEMEL C/O ARNSTEIN
&LEHR LLP
H.E.T #5387, #5366,#5376,#4746,#5379
200 EAST LAS OLAS BLVD. SUITE 1000,
FORT LAUDERDALE, FL, 33301


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Certified Mail Fee
Extra Services & Fees (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
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
7021 1970 0000 4565 5998
Pembroke Park Warehouses
Holding/Air Concepts A/C Services Inc.
H.E.T #5387, #5366,#5376,#4746,#5379
3150 PEMBROKE ROAD,
PEMBROKE PARK, FL, 33009



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP/HCF #4475
NOH #5366, #5376, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

9590 9402 6921 1104 8019 17

7021 1970 0000 4565 7572

COMPLETE THIS SECTION ON DELIVERY

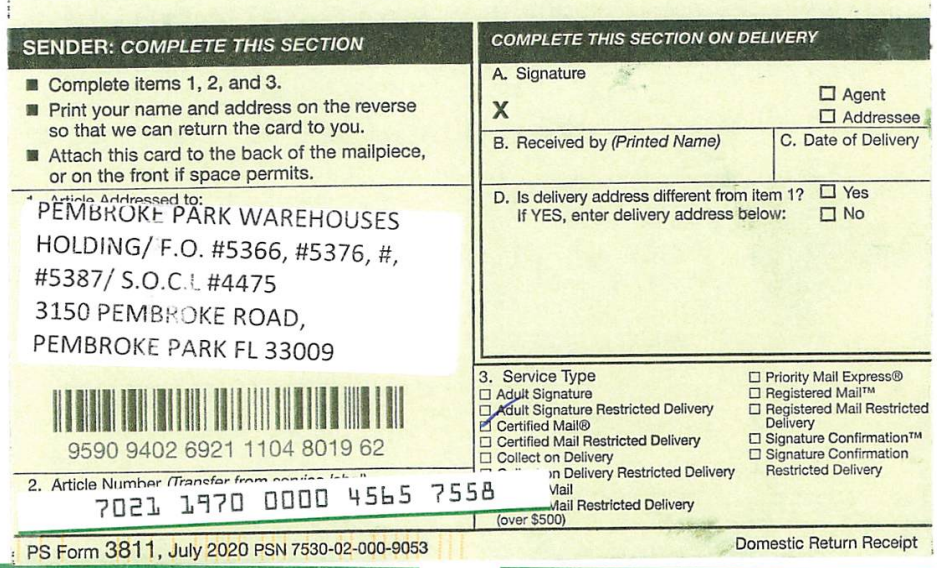
A. Signature — X — ☐ Agent ☐ Addressee

B. Received by (Printed Name) — C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 — Domestic Return Receipt



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- Attach this card to the back of the mailpiece, or on the front if space permits.

PEMBROKE PARK WAREHOUSES
HOLDING/ F.O. #5366, #5376, #,
#5387/ S.O.C.L #4475
3150 PEMBROKE ROAD,
PEMBROKE PARK FL 33009

9590 9402 6921 1104 8019 62

2. Article Number
7021 1970 0000 4565 7558

COMPLETE THIS SECTION ON DELIVERY

A. Signature — X — ☐ Agent ☐ Addressee

B. Received by (Printed Name) — C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 — Domestic Return Receipt



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$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$

Sent To — PEMBROKE PARK WAREHOUSES
Street and Apt. No — HOLDING/ F.O. #5366, #5376, #,
City, State, ZIP+4 — #5387/ S.O.C.L #4475
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746

Postmark Here
MAR 17 2022

PS Form 3800, A



7021 1970 0000 4565 7572

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Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$

Sent To — ZEMEL, FRANKLIN L
Street and Apt. No — C/O ARNSTEIN & LEHR LLP/HCF #4475
City, State, ZIP+4 — NOH #5366, #5376, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

Postmark Here
MAR 17 2022

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$

Sent To

Street and Apt. 1

City, State, ZIP+

PS Form 3800,

Postmark Here

MAR 17 2022

PEMBROKE PARK WAREHOUSES,
HOLDING/ F.O. #5366, #5376, #,
#5387/ S.O.C.L #4475
3150 PEMBROKE ROAD,
PEMBROKE PARK FL 33009

7021 1970 0000 4565 7558



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 ZEPPLIN PRODUCTS, INC.
NOH #5376, #5377
3172 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

9590 9402 6379 0303 8582 13

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 4402

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

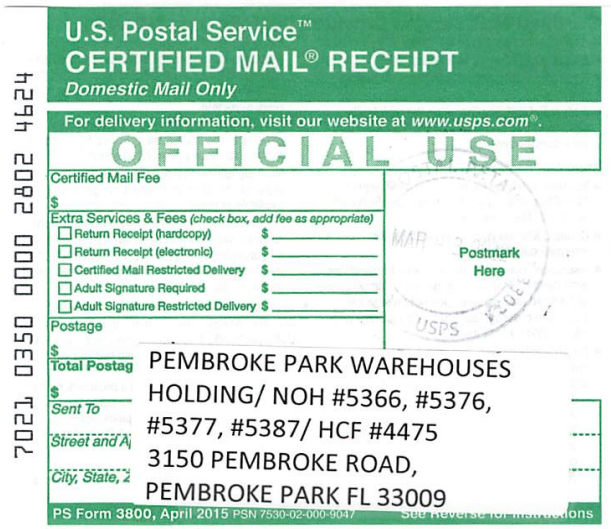
B. Received by *(Printed Name)* C-19 C. Date of Delivery 3-14

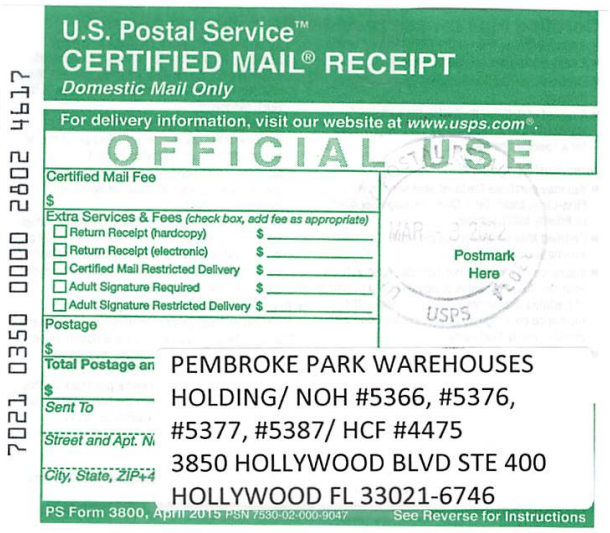
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
3744 SW 30 Ave
FL 33312

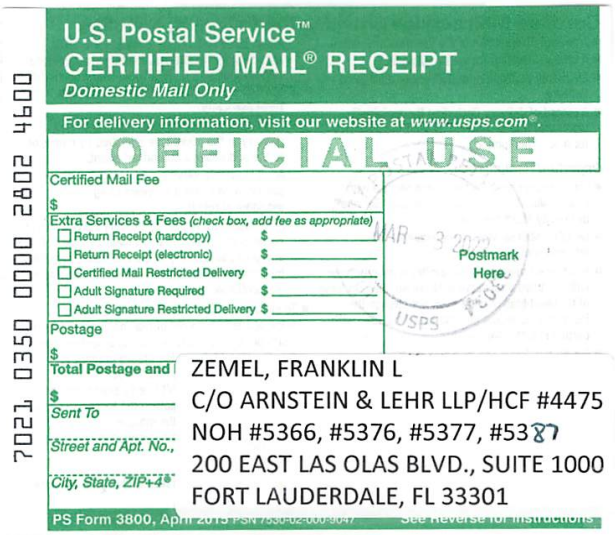
3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

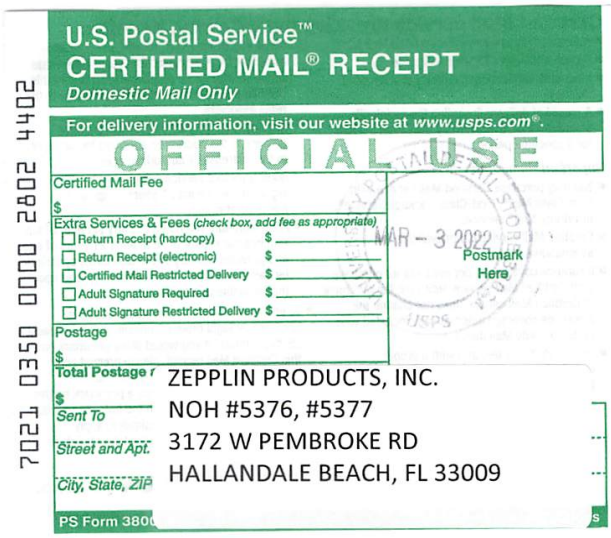
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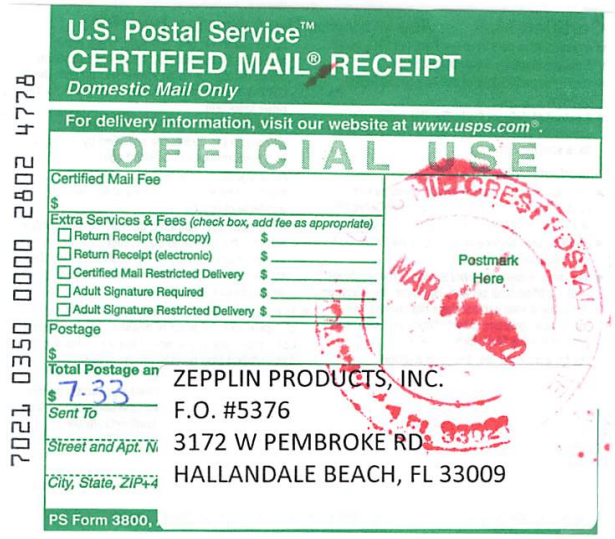
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

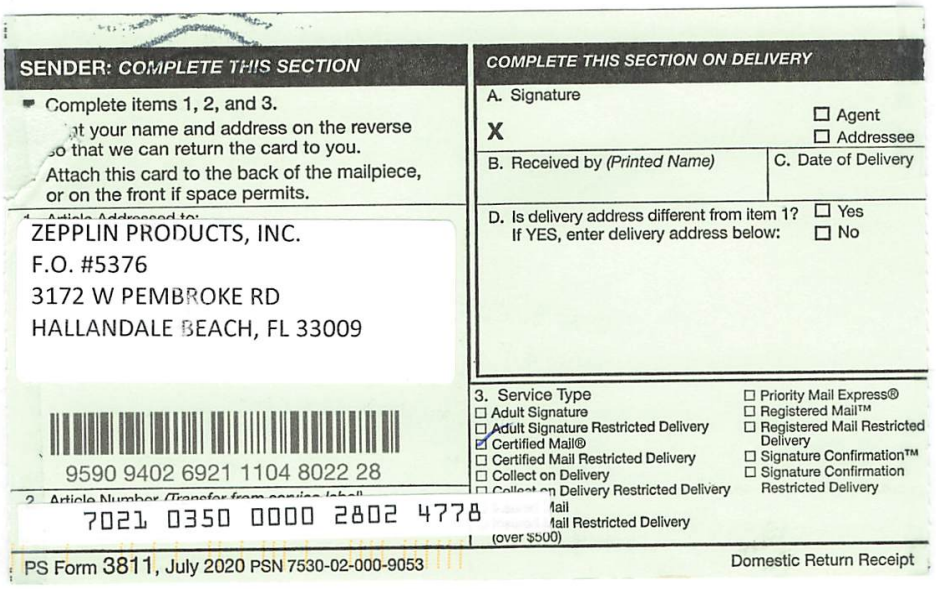

7021 0350 0000 2802 4624
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
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Postmark Here
PEMBROKE PARK WAREHOUSES
HOLDING/ NOH #5366, #5376,
#5377, #5387/ HCF #4475
3150 PEMBROKE ROAD,
PEMBROKE PARK FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7021 0350 0000 2802 4617
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
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Adult Signature Required
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Sent To
Street and Apt. N
City, State, ZIP+4
Postmark Here
PEMBROKE PARK WAREHOUSES
HOLDING/ NOH #5366, #5376,
#5377, #5387/ HCF #4475
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7021 0350 0000 2802 4600
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)
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Sent To
Street and Apt. No.,
City, State, ZIP+4
Postmark Here
ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP/HCF #4475
NOH #5366, #5376, #5377, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7021 0350 0000 2802 4402
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
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Return Receipt (electronic)
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Adult Signature Required
Adult Signature Restricted Delivery
Postage
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Sent To
Street and Apt.
City, State, ZIP
Postmark Here
ZEPPLIN PRODUCTS, INC.
NOH #5376, #5377
3172 W PEMBROKE RD
HALLANDALE BEACH, FL 33009
PS Form 3800


7021 0350 0000 2802 4778
U.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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Postmark Here
MAR
ZEPPLIN PRODUCTS, INC.
F.O. #5376
3172 W PEMBROKE RD
HALLANDALE BEACH, FL 33009
PS Form 3800,



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ZEPPLIN PRODUCTS, INC.
F.O. #5376
3172 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

9590 9402 6921 1104 8022 28

2. Article Number (Transfer from service label)

7021 0350 0000 2802 4778

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
(over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

5376, #5377, #5378, #5379

Hasler FIRST-CLASS MAIL
10/08/2020
US POSTAGE $000.65⁰
ZIP 33023
011D10656696

Pembroke Park Warehouses
3150 Pembroke Rd
Pembroke Park, FL 33009

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

#5376, #5377, #5378, #5379

Hasler FIRST-CLASS MAIL
10/08/2020
US POSTAGE $000.65⁰
ZIP 33023
011D10656696

Pembroke Park Warehouses Holding
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021-6746





TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5376

Hasler F
10/08/2020
US POSTAGE $0

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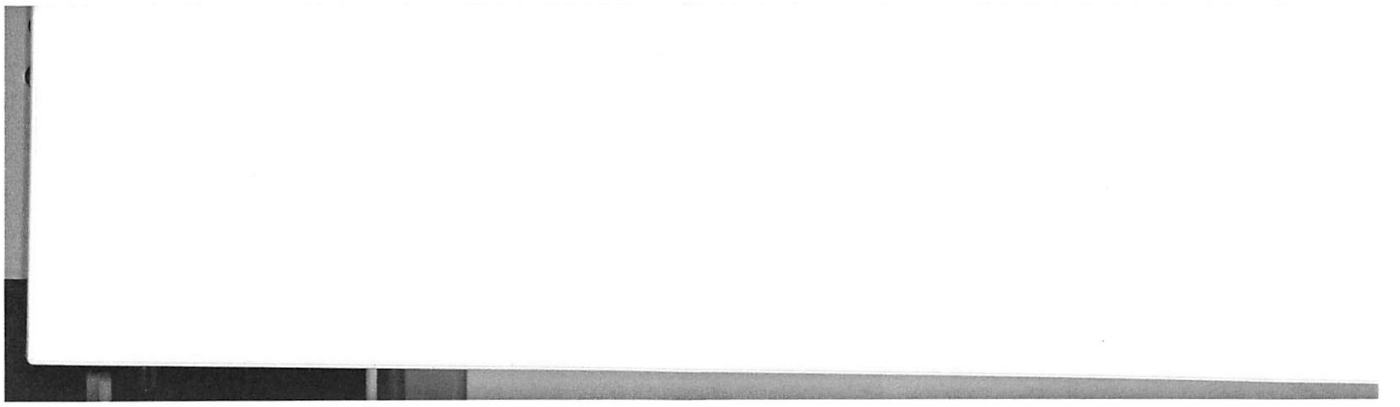
Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING /Zepplin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33023

Case #:

5376





MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

ID #	5142 20 00 0300
Millage	0613
Use	48

Abbr Legal Description	20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$153,770	$2,892,090	$3,045,860	$1,016,980	
2021	$153,770	$2,892,090	$3,045,860	$924,530	$33,589.90
2020	$153,770	$2,674,240	$2,828,010	$840,490	$31,068.51

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,045,860	$3,045,860	$3,045,860	$3,045,860
Portability	0	0	0	0
Assessed/SOH	$1,016,980	$3,045,860	$1,016,980	$1,016,980
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,016,980	$3,045,860	$1,016,980	$1,016,980

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1992	TD*	$100	20656 / 143
8/1/1990	TD*	$100	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	76,884	SF
Adj. Bldg. S.F. (Card, Sketch)		38550
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

Document Number	P92000009334
FEI/EIN Number	65-0373621
Date Filed	12/04/1992
State	FL
Status	ACTIVE

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

CORNFELD, ROBERT M
3850 HOLLYWOOD BLVD # 400
HOLLYWOOD, FL 33021

Annual Reports

Report Year	**Filed Date**

2019	03/18/2019
2020	05/03/2020
2021	03/30/2021

Document Images

03/30/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
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03/31/2004 -- ANNUAL REPORT	View image in PDF format
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04/28/2000 -- ANNUAL REPORT	View image in PDF format
04/02/1999 -- ANNUAL REPORT	View image in PDF format
04/24/1998 -- ANNUAL REPORT	View image in PDF format
04/21/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PEMBROKE PARK WAREHOUSES HOLDING		CASE NO. 5376

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3172 PEMBROKE ROAD, PEMBROKE PARK, FL. 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3172 PEMBROKE ROAD, PEMBROKE PARK, FL. 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 10:41 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

J. [signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization this 13 day of June 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[signature]
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 _____



1. Unpermitted tenant build out. Obtain permit and inspections.
2. Unpermitted electrical and a/c units. Obtain permit and inspections.
3. Unpermitted structures (mezzaines, stairs, and railings). Obtain permit and Inspections.
4. 3172 Pembroke Rd, 3174 Pembroke Rd, 3176 Pembroke Rd and 3178 Pembroke Rd have been connected by demolition of fire rated walls. Obtain permit and inspections.
5. Double permit fee assessed.

No permits obtained as of 3/3/2022 and no follow up as of 03/03/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Pembroke Park Warehouses Holding/Zepplin Products Inc.

3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3172, 3174, 3176, 3178 Pembroke Rd

NOTICE OF HEARING TO EXTEND TIME

Sent To:

Pembroke Park Warehouses Holding/Zepplin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33023

Property Owner:

Pembroke Park Warehouses Holding/Zepplin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33023

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

Case #: 5376

Date: 05/26/2022

Property Description: 514220000300

Certified Mail #:

AKA: 3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3172, 3174, 3176, 3178 Pembroke Rd

06/03/2022 10:41

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, ... to Extend time on the **15th day of June, 2022 at 9:00 AM** in the Pembroke ... Park, Florida, relating to the above-

1. Unpermitted tenant build out. Obtain permit and inspections.
2. Unpermitted electrical and a/c units. Obtain permit and inspections.
3. Unpermitted structures (mezzaines, stairs, and railings). Obtain permit and Inspections.
4. 3172 Pembroke Rd, 3174 Pembroke Rd, 3176 Pembroke Rd and 3178 Pembroke Rd have been connected by demolition of fire rated walls. Obtain permit and inspections.
5. Double permit fee assessed.

No permits obtained as of 3/3/2022 and no follow up as of 03/03/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Pembroke Park Warehouses Holding/Zepplin Products Inc.

3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3172, 3174, 3176, 3178 Pembroke Rd

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
Pembroke Park Warehouses Holding/Zepplin Products Inc. 3172 Pembroke Rd Pembroke Park, FL 33023	5376	05/26/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
Pembroke Park Warehouses Holding/Zepplin Products Inc. 3172 Pembroke Rd Pembroke Park, FL 33023	514220000300	

Legal Description:	**AKA:**
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3172, 3174, 3176, 3178 Pembroke Rd

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE PARK WAREHOUSES HOLDING Respondent(s)	)	Case No.: 5376

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY:
3172 Pembroke Rd, Pembroke Park, FL 33009
3174 Pembroke Rd, Pembroke Park, FL 33009
3176 Pembroke Rd, Pembroke Park, FL 33009
3178 Pembroke Rd, Pembroke Park, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

FOLIO NO.: 5142 20 00 0300

LEGAL DESCRIPTION: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; and 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of March 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/03/2022

Sent To:

Pembroke Park Warehouses
Holding/Zepplin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33023

Case #:

5376

Property Owner:

Pembroke Park Warehouses
Holding/Zepplin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33023

Certified Mail #:

Property Description:

514220000300

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3172, 3174, 3176, 3178
Pembroke Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/7/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. Unpermitted tenant build out. Obtain permit and inspections.
2. Unpermitted electrical and a/c units. Obtain permit and inspections.
3. Unpermitted structures (mezzaines, stairs, and railings). Obtain permit and Inspections.
4. 3172 Pembroke Rd, 3174 Pembroke Rd, 3176 Pembroke Rd and 3178 Pembroke Rd have been connected by demolition of fire rated walls. Obtain permit and inspections.
5. Double permit fee assessed.

No permits obtained as of 3/3/2022 and no follow up as of 03/03/2022

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of March, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



3/3/2022

Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Zepplin Products, Inc. Date 10/7/20
Site Address 3172 - 3178 Pembroke Rd Case # _____
Permit # _____ Sub/Park Pembroke Park Warehouses

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105 5-2(a)(6) 15-17
- ☐ NFPA # _____
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)
1. Obtain Business Tax Receipt for 3174 3176 3178 Pembroke Rd
2. Unpermitted mezzanines, stairs, railings, electrical, a/c units and tenant build out.

Corrective Action(s)
1. Obtain BTR for all units in use.
2. Obtain permits and inspections for work done.

- ☒ Structural
- ☒ Code Enf.
- ☐ Plumbing
- ☐ Zoning
- ☒ Mechanical
- ☒ Business Tax Receipt
- ☒ Electrical
- ☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 11/6/20

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:
- ☒ Code Enforcement Ext.215
- ☒ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Received by

EMAIL Agrano100@gmail.com

White: Original Copy Yellow: Officer's Copy Pink: Violator

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING
ZEPPLIN PRODUCTS INC. CASE NO. 5376

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3178 PEMBROKE RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3178 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/ZEPPLIN PRODUCTS INC.AT 12:17 P.M. ON THE 4 DAY OF MARCH 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

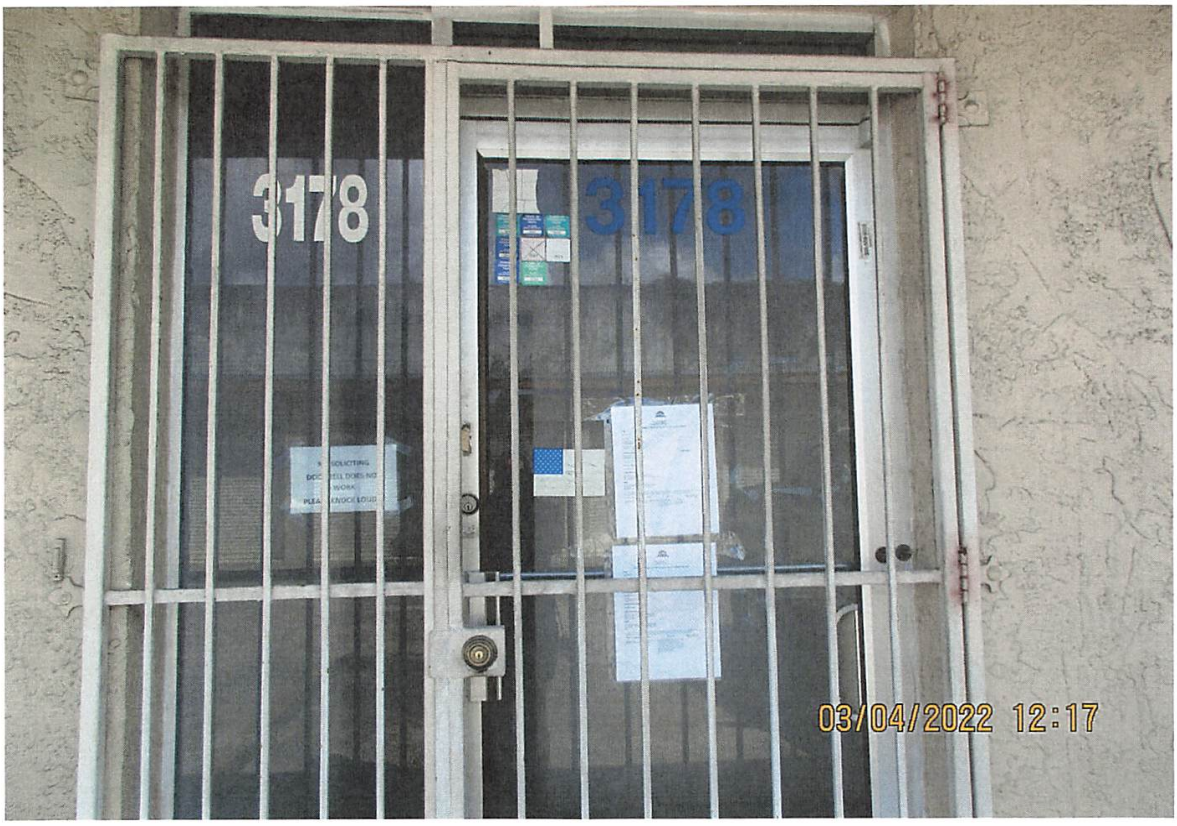
_____
AFFIANT

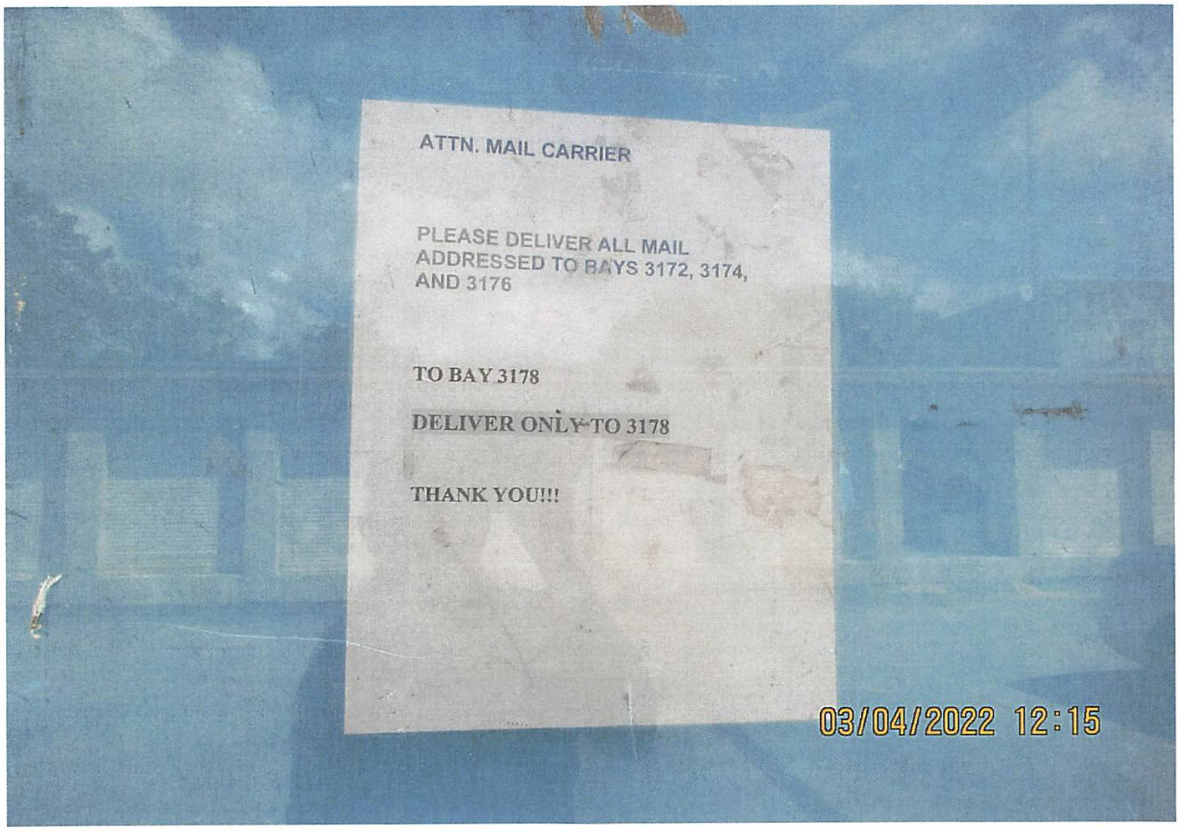
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

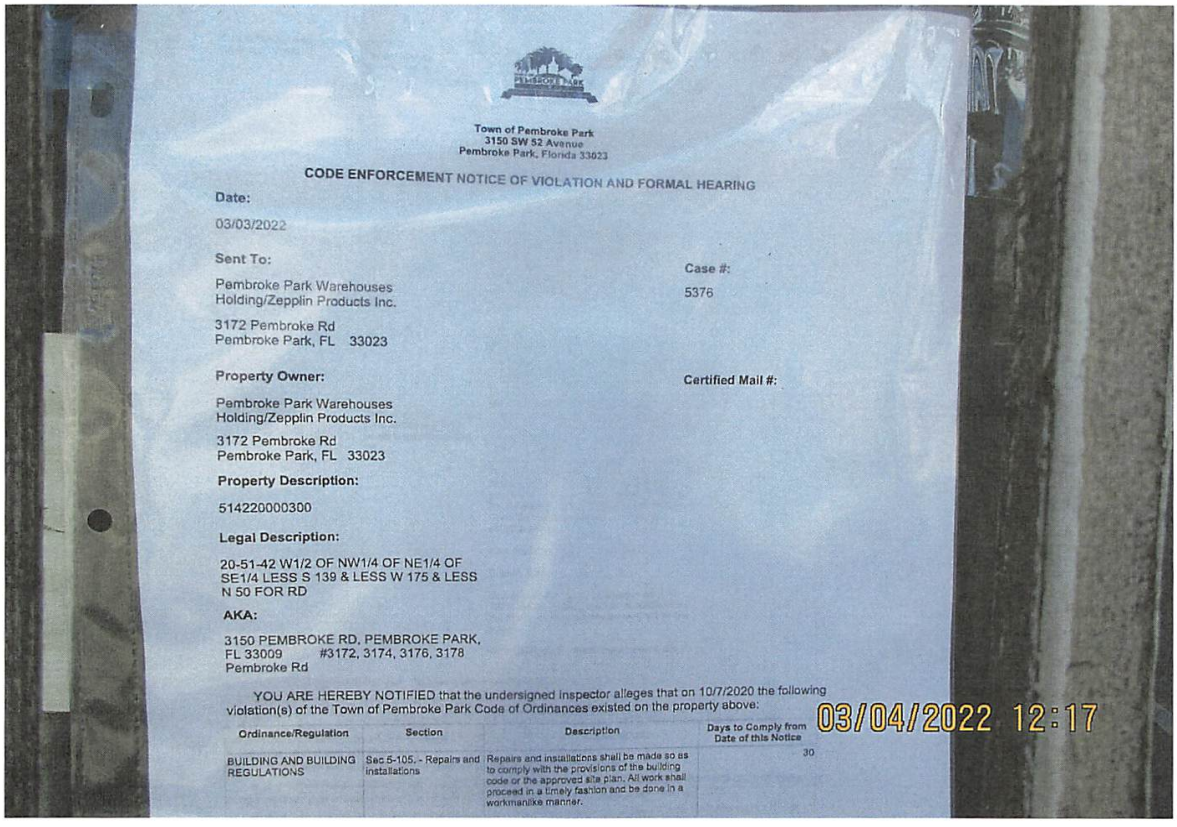
_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


3178
3178
03/04/2022 12:17


ATTN. MAIL CARRIER
PLEASE DELIVER ALL MAIL ADDRESSED TO BAYS 3172, 3174, AND 3176
TO BAY 3178
DELIVER ONLY TO 3178
THANK YOU!!!
03/04/2022 12:15



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/03/2022

Sent To:
Pembroke Park Warehouses
Holding/Zepplin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33023

Case #:
5376

Property Owner:
Pembroke Park Warehouses
Holding/Zepplin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33023

Certified Mail #:

Property Description:
514220000300

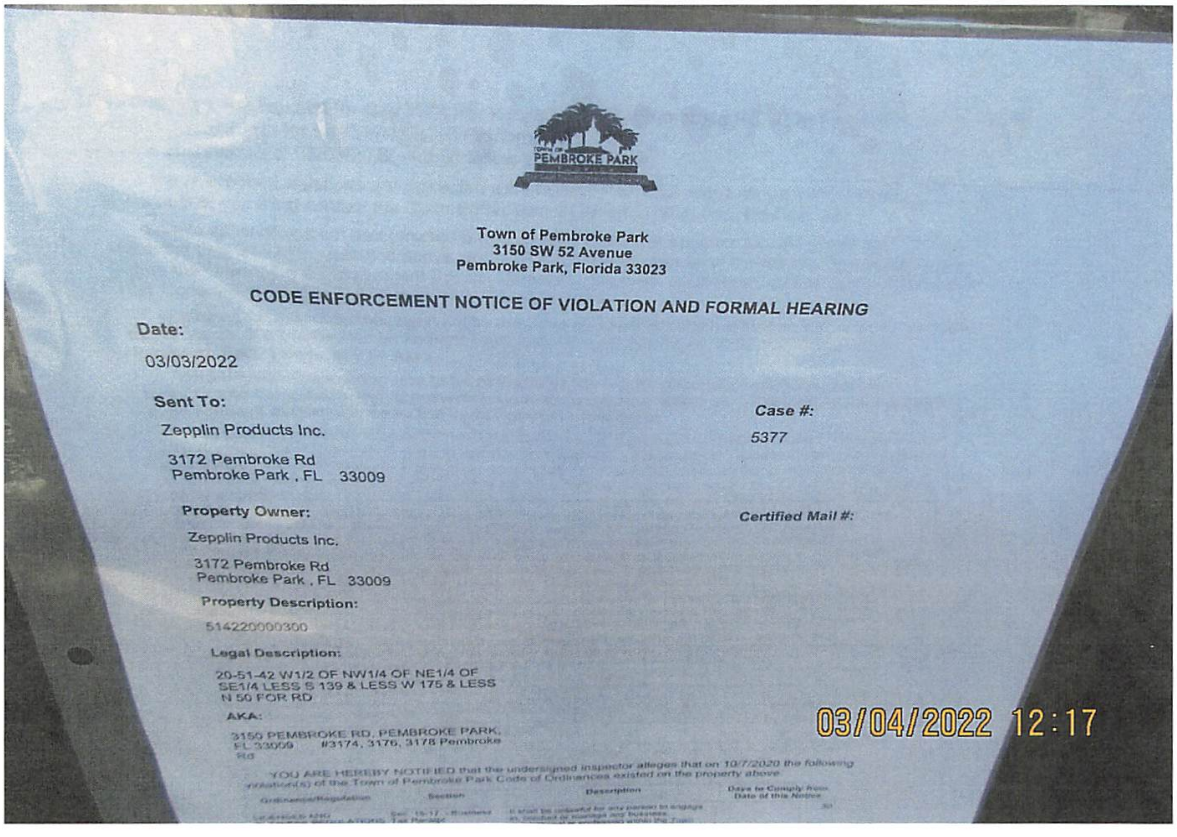
Legal Description:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

AKA:
3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3172, 3174, 3176, 3178 Pembroke Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/7/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

03/04/2022 12:17

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/03/2022

Sent To:
Zepplin Products Inc.

3172 Pembroke Rd
Pembroke Park , FL 33009

Case #:
5377

Property Owner:
Zepplin Products Inc.

3172 Pembroke Rd
Pembroke Park , FL 33009

Certified Mail #:

Property Description:
514220000300

Legal Description:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

AKA:
3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3174, 3176, 3178 Pembroke Rd

03/04/2022 12:17

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/7/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING /Zepplin Products Inc. 3172 Pembroke Rd Pembroke Park, FL 33023	5376	10/07/2020

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING /Zepplin Products Inc. 3172 Pembroke Rd Pembroke Park, FL 33023	514220000300	

Legal Description:	AKA:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3172, 3174, 3176, 3178 Pembroke Rd

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Notes/Means of Correction:

1. Unpermitted tenant build out. Obtain permit and inspections.
2. Unpermitted electrical and a/c units. Obtain permit and inspections.
3. Unpermitted structures (mezzaines, stairs, and railings). Obtain permit and Inspections.
4. 3172 Pembroke Rd, 3174 Pembroke Rd, 3176 Pembroke Rd and 3178 Pembroke Rd have been connected by demolition of fire rated walls. Obtain permit and inspections.
5. Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez

From: Alan G <agrano100@gmail.com>
Sent: Wednesday, October 14, 2020 9:25 AM
To: Joseline Ramirez
Subject: Re: Zeppelin Products 3172 Pembroke Rd

Thank you 👍

On Wed, Oct 14, 2020 at 9:12 AM Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good morning,

Of course!

Miguel Nunez, Building Official

Mnunez@tppfl.gov

954-966-4600; ext. 221

Work cell: 954-649-1913

Michelle Grooms, Business Tax Receipt Personal

Mgrooms@tppfl.gov

954-966-4600; ext. 214

Kind regards,

Joseline Ramirez

Code Enforcement Officer
P: (954) 966-4600 ext. 215 • F: (954) 966-5186 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Alan G <agrano100@gmail.com>
Sent: Wednesday, October 14, 2020 9:09 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Zeppelin Products 3172 Pembroke Rd

Thank you,

And can you send me the contact info I requested bellow?

On Wed, Oct 14, 2020 at 8:35 AM Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good afternoon Mr. Granovsky,

Thank you for your email, please find below links that will direct you to a case overview of the mentioned property.

https://fl-pembrokepark.inkforce.net/CET/reportprinter.aspx?report=caseoverview&incident_id=3229&t=1

https://fl-pembrokepark.inkforce.net/CET/reportprinter.aspx?report=caseoverview&incident_id=3230&t=1

Should you have any questions or concern, please do not hesitate to contact me.

Regards,

Joseline Ramirez

Code Enforcement Officer
P: (954) 966-4600 ext. 215 • F: (954) 966-5186 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Alan G <agrano100@gmail.com>
Sent: Friday, October 9, 2020 2:37 PM
To: Joseline Ramirez <jramirez@tppfl.gov>; Alan G <agrano100@gmail.com>
Subject: Zeppelin Products 3172 Pembroke Rd

Hi Joseline,

Not trying to rush or pressure you, but please send me your reports as soon as they are ready so we can determine what to do, and if we'll be able to stay here or need to relocate.

Also, please send me Miguel's email address and the contact information for the lady you said would handle revising my certificate of use to include the extra space / square footage.

Thank you,

Al Granovsky

954-989-8808

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WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Joseline Ramirez

From: Joseline Ramirez
Sent: Thursday, May 5, 2022 9:51 AM
To: Nancy Romero
Subject: RE: Extension needed - Pembroke Business Park

Good morning Nancy,

Please see my response below:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on – Case 4746, has been open since 10/30/2019, today it makes over 2 years that the unit is not in compliance. There is also a recorded lien on the property since 4/25/2021. An extension cannot be granted.

3172-3178 - former Zepplin's unit - we are preparing the plans to submit them for permitting. – Case 5376, has been open since 10/07/2020 will be scheduled for a one time extension at the 06/15/2022.
3152 - Mad Monkey's same comment as above - This case will be scheduled for an extension at the 06/15/2022. Case 5366, has been open since 10/02/2020 will be scheduled for a one time extension at the 06/15/2022.
3170 - Air Concept same comment as above - This case will be scheduled for an extension at the 06/15/2022. Case 5387, has been open since 10/14/2020 will be scheduled for a one time extension at the 06/15/2022.
3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval. Case 5379, has been open since 10/06/2020 will be scheduled for a one time extension at the 06/15/2022.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Joseline Ramirez
Sent: Friday, April 22, 2022 4:40 PM
To: Nancy Romero <nancy.romero@absolutemgmt.com>
Subject: RE: Extension needed - Pembroke Business Park

Good afternoon Nancy,

It was also nice seeing you, I am in receipt of your email and will follow up with you on Monday.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Nancy Romero <nancy.romero@absolutemgmt.com>
Sent: Friday, April 22, 2022 1:56 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Extension needed - Pembroke Business Park

Hi Joseline, it was nice seeing on Wednesday.

I wanted to follow up with you to see when we (David and I) can meet with you?

Also, we will be needing an extension on the following units to completely comply with your request, below are the address:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on

3172-3178 - former Zepplin's unit - we are preparing the plans to submit them for permitting.
3152 - Mad Monkey's same comment as above
3170 - Air Concept same comment as above

3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval.

It has taken us longer than expected, due to Engineers and GC's not being responsive on a timely matter.

Please be reassured that we are working on these violation and it is to our best interest to get them rectified.

Please let me know if I need to do anything else for the above addresses.

Looking forward to hearing from you soon.

Thank you,
Nancy

PEMBROKE PARK
SELF STORAGE

Nancy V. Romero - Sr. General Manager

Pembroke Business Park

A **3150 Pembroke Road, Pembroke Park, FL 33009**

P 954.989.2208

E PembrokePark@absolutemgmt.com

W www.PembrokeSelfStorage.com

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Joseline Ramirez

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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

From: Joseline Ramirez
Sent: Friday, April 22, 2022 4:40 PM
To: Nancy Romero <nancy.romero@absolutemgmt.com>
Subject: RE: Extension needed - Pembroke Business Park

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3170 - Air Concept same comment as above

3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval.

It has taken us longer than expected, due to Engineers and GC's not being responsive on a timely matter.

Please be reassured that we are working on these violation and it is to our best interest to get them rectified.

Please let me know if I need to do anything else for the above addresses.

Looking forward to hearing from you soon.

Thank you,
Nancy

PEMBROKE PARK
SELF STORAGE

Nancy V. Romero - Sr. General Manager

Pembroke Business Park

A 3150 Pembroke Road, Pembroke Park, FL 33009

P 954.989.2208

E PembrokePark@absolutemgmt.com

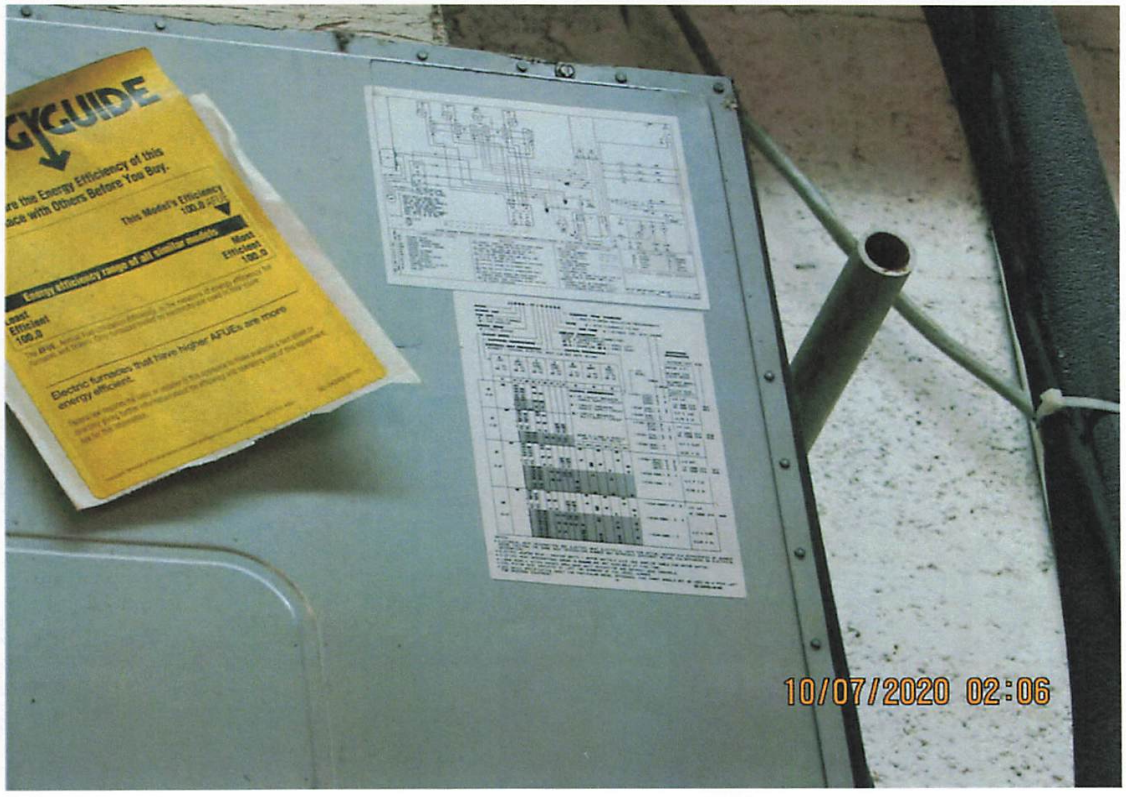
W www.PembrokeSelfStorage.com

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

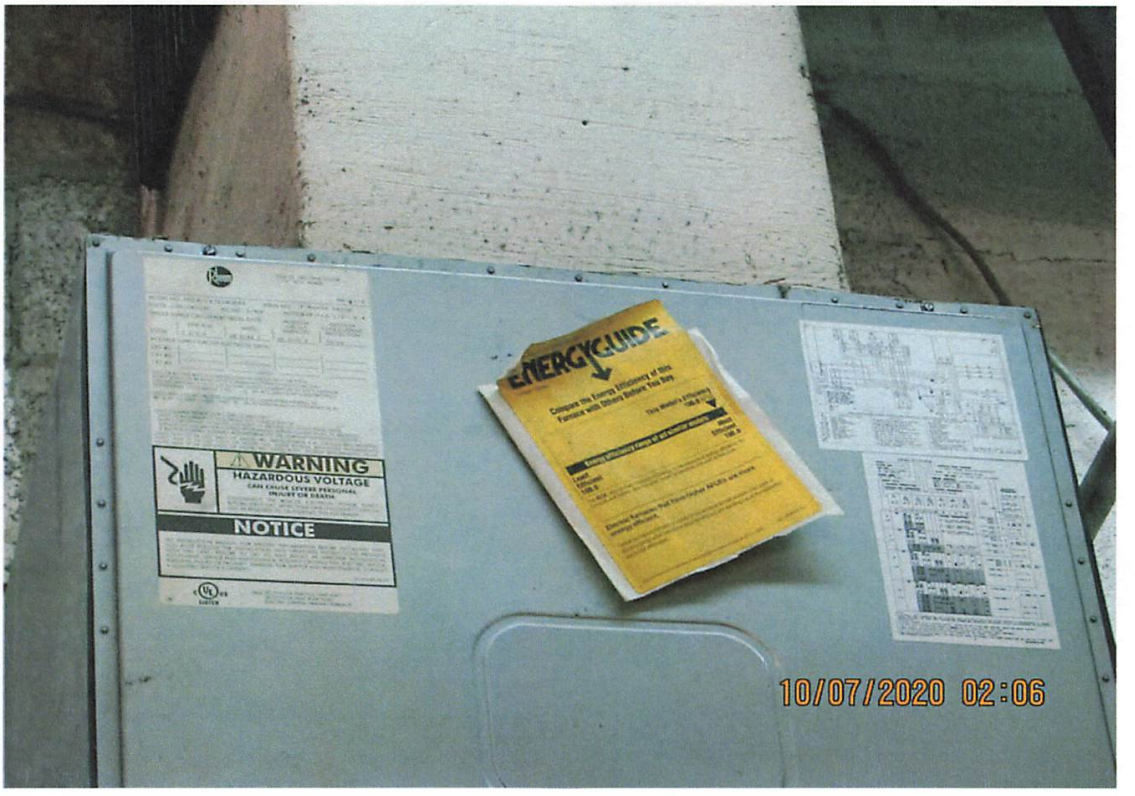

10/07/2020 02:06


10/07/2020 02:06


WARNING
HAZARDOUS VOLTAGE
CAN CAUSE SEVERE PERSONAL INJURY OR DEATH.
NOTICE
10/07/2020 02:06


10/07/2020 02:06

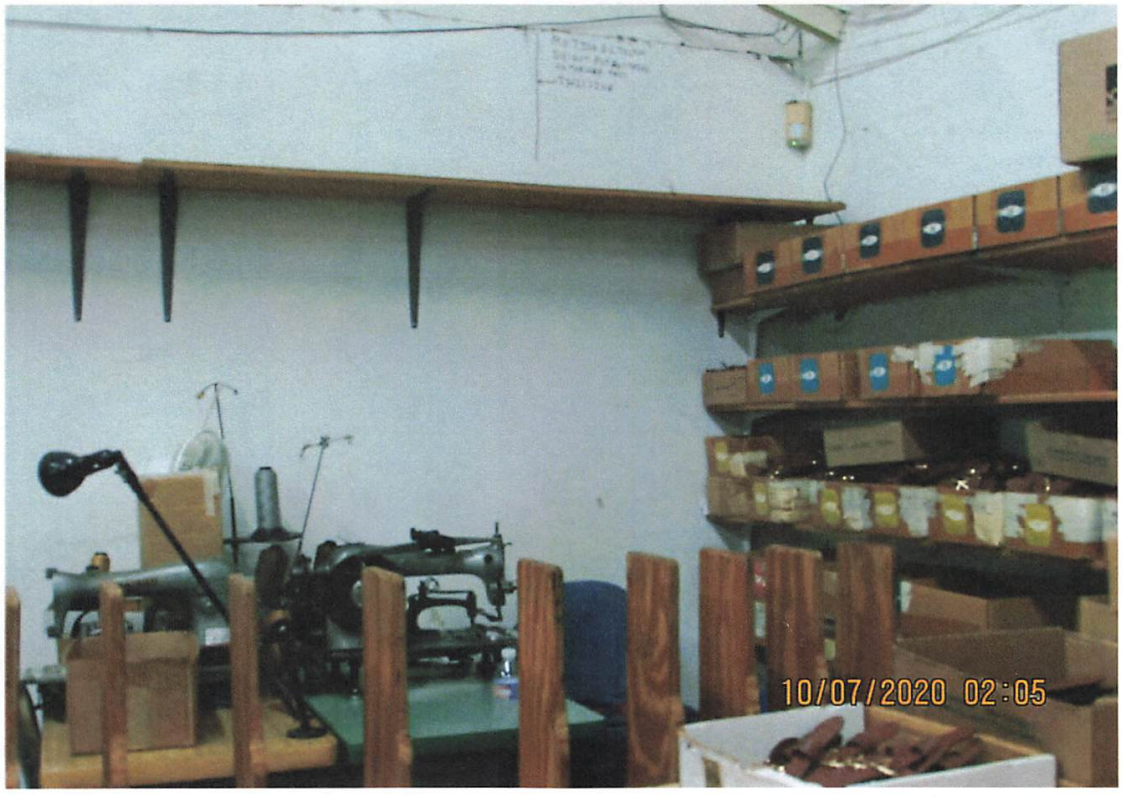

10/07/2020 02:05


ENERGYGUIDE
WARNING
HAZARDOUS VOLTAGE
NOTICE
10/07/2020 02:06


10/07/2020 02:05


10/07/2020 02:05


10/07/2020 02:05


10/07/2020 02:05


10/07/2020 02:04

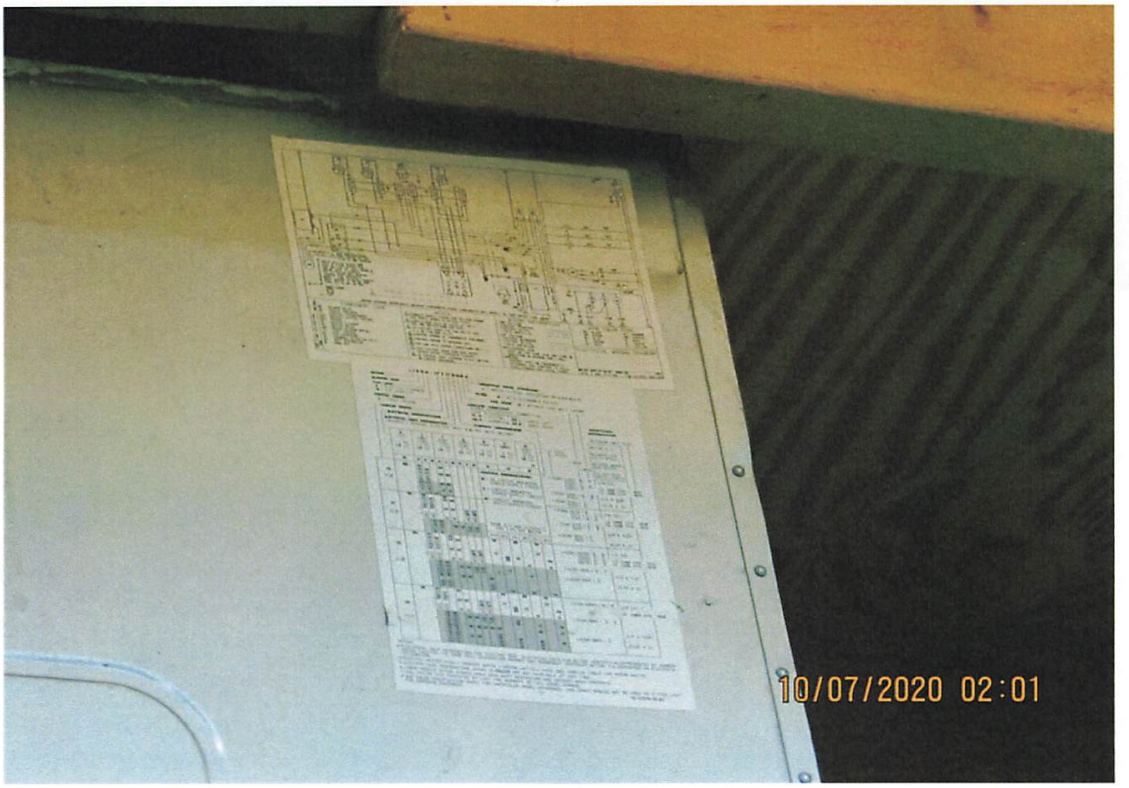

EXIT
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10/07/2020 02:02

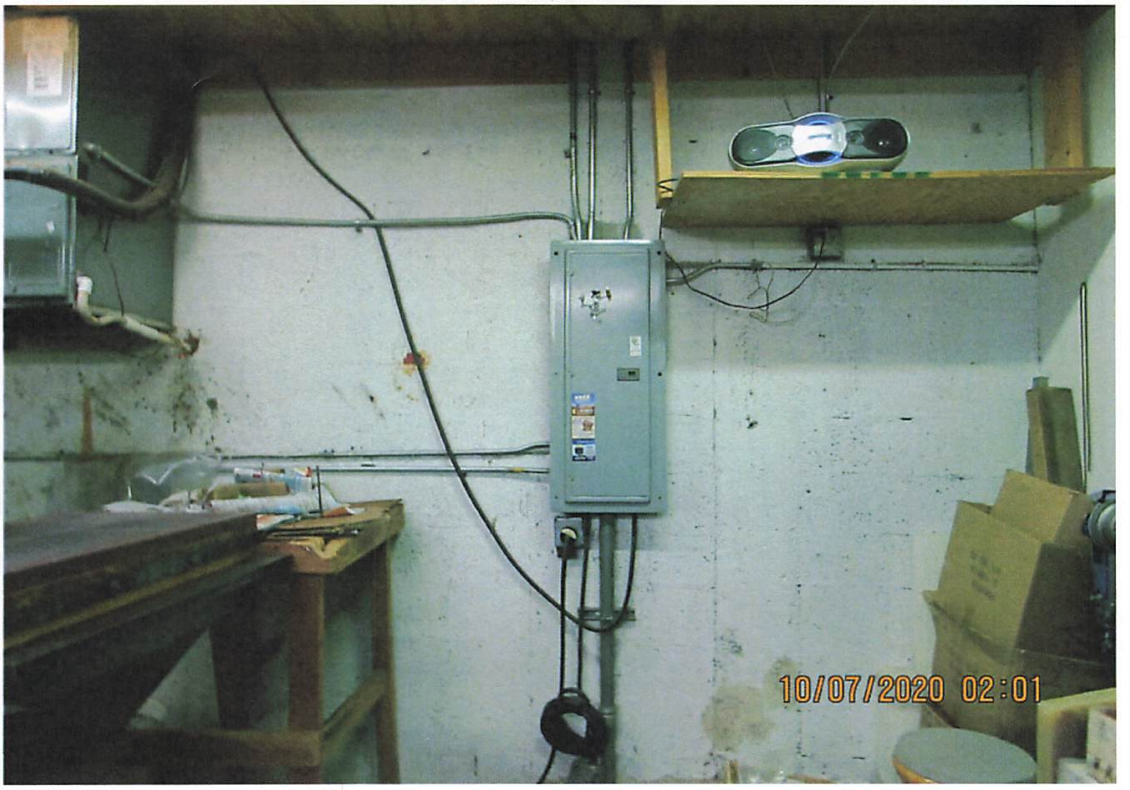

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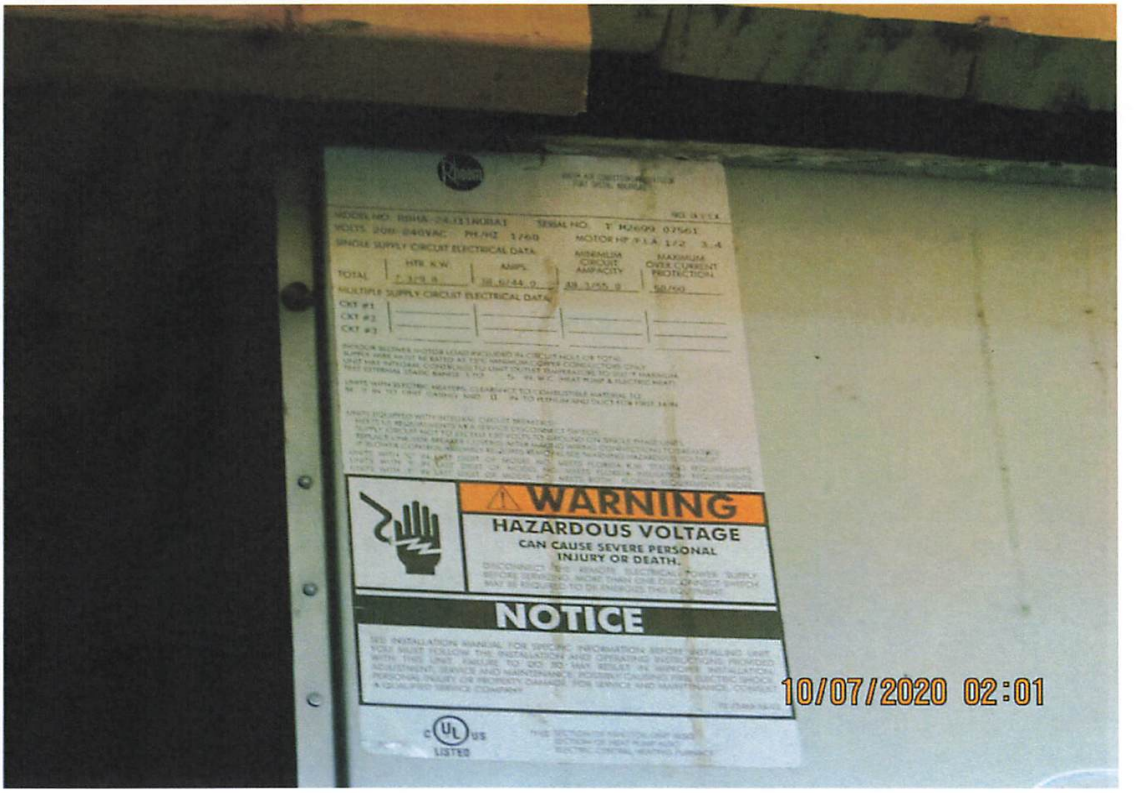

Exit
10/07/2020 02:01


Exit
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10/07/2020 02:01


WARNING
HAZARDOUS VOLTAGE
CAN CAUSE SEVERE PERSONAL INJURY OR DEATH.
NOTICE
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10/07/2020 01:59

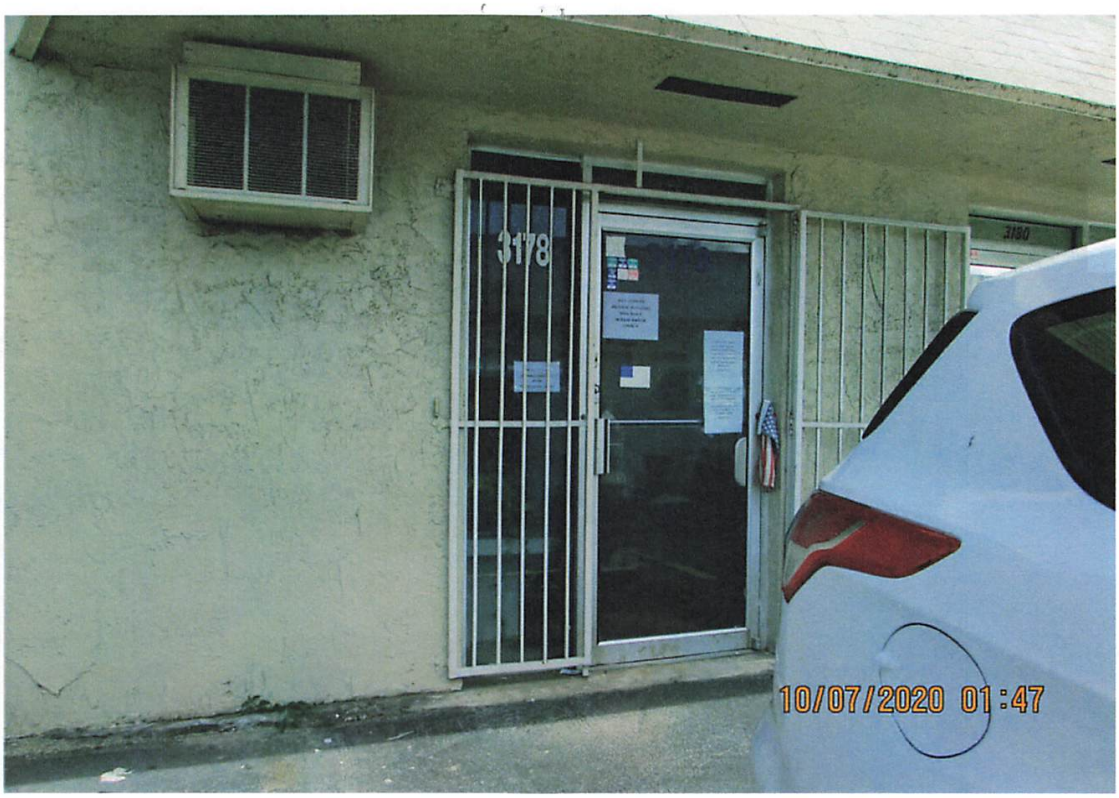

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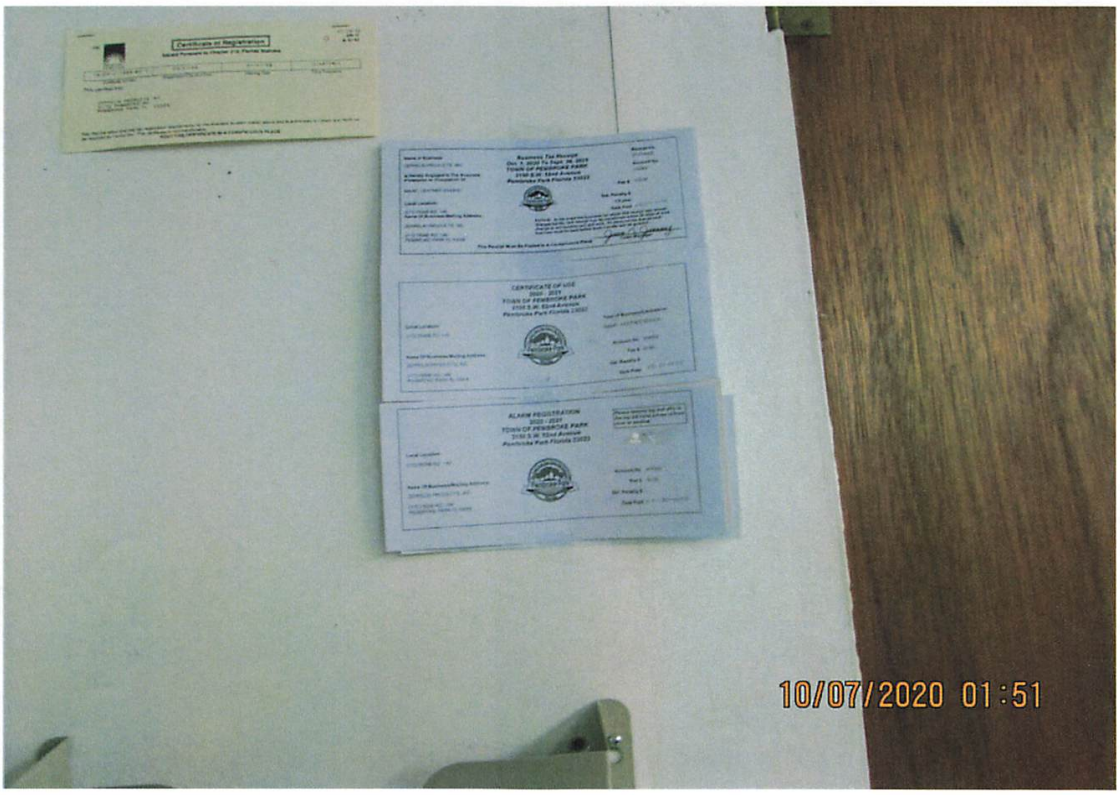

ZEP-PRO
10/07/2020 01:59


10/07/2020 01:59


10/07/2020 01:59


Exit
10/07/2020 01:59


3178
10/07/2020 01:47


Certificate of Registration
10/07/2020 01:51


3170
3170
AIR CONCEPTS
A/C SERVICES, INC.
954-214-9000
SALES
SERVICE
REPAIRS
MAINTENANCE
POOL HEATERS
10/07/2020 01:46


10/07/2020 01:46

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holding/L-M South Services, Inc.	3188 Pembroke Rd Pembroke Park, FL 33009	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3186-3188 Pembroke Rd

Legal Description

Case Status Open **Case #** 5379 **Date Next Inspection** 6/15/2022

Notes
1. No Business Tax Receipt for 3186 Pembroke Rd.
2. Unpermitted removal of fire rated wall. Obtain permit and inspections.
3. Unpermitted tenant buildout. Obtain permit and inspections.
4. Unpermitted electrical and a/c units. Obtain permit and inspections.
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/6/2020		Notice of Violation	Hand Regular Mail
7/28/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/24/2021	8/19/2021	Final Order	Certified Mail Hand
5/26/2022	6/15/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 6/15/2022

Case Overview

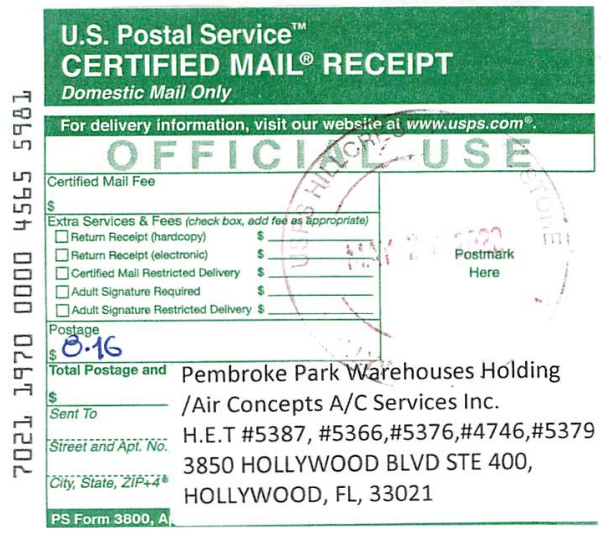
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/15/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 6/15/2022

Fines

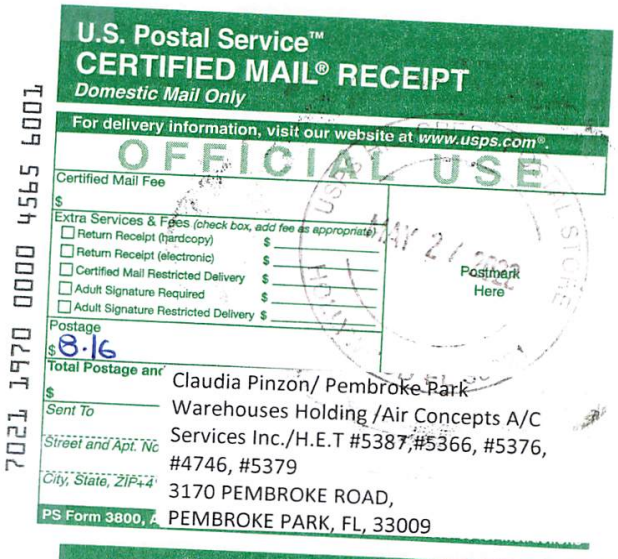
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$26,900.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$27,000.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$27,000.00**



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and
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Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
7021 1970 0000 4565 5981
Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc.
H.E.T #5387, #5366,#5376,#4746,#5379
3850 HOLLYWOOD BLVD STE 400,
HOLLYWOOD, FL, 33021



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7021 1970 0000 4565 6001
Claudia Pinzon/ Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc./H.E.T #5387,#5366, #5376, #4746, #5379
3170 PEMBROKE ROAD,
PEMBROKE PARK, FL, 33009



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FRANKLIN L ZEMEL C/O ARNSTEIN &LEHR LLP
H.E.T #5387, #5366,#5376,#4746,#5379
200 EAST LAS OLAS BLVD. SUITE 1000,
FORT LAUDERDALE, FL, 33301



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7021 1970 0000 4565 5998
Pembroke Park Warehouses Holding/Air Concepts A/C Services Inc.
H.E.T #5387, #5366,#5376,#4746,#5379
3150 PEMBROKE ROAD,
PEMBROKE PARK, FL, 33009

7021 0350 0001 0297 8201

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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City, State, ZIP+4®

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Pembroke Park Warehouses Holding
F.O. #5378, #5379
3150 Pembroke Rd
Pembroke Park, FL 33009

PS Form 3800, Ap

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- ☐ Return Receipt (electronic) $
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Street and Apt. No.,
City, State, ZIP+4®

Postmark Here
AUG 23 2021

Pembroke Park Warehouse Holding
F.O. #5378, #5379
3850 Hollywood Blvd, STE 400
Hollywood, FL 33021

PS Form 3800, 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:

Pembroke Park Warehouse Holding
F.O. #5378, #5379
3850 Hollywood Blvd, STE 400
Hollywood, FL 33021

9590 9402 6610 1028 6984 85

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 8195

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x K Derlly Caid 19
☑ Agent ☐ Addressee

B. Received by *(Printed Name)* Karen Derlly
C. Date of Delivery 08/25/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered 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:

L-M South Services, Inc.
Pembroke Park Warehouse Holding
F.O.#5379
3188 Pembroke Road
Pembroke Park, FL 33009

9590 9402 6610 1028 6984 92

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 8188

COMPLETE THIS SECTION ON DELIVERY

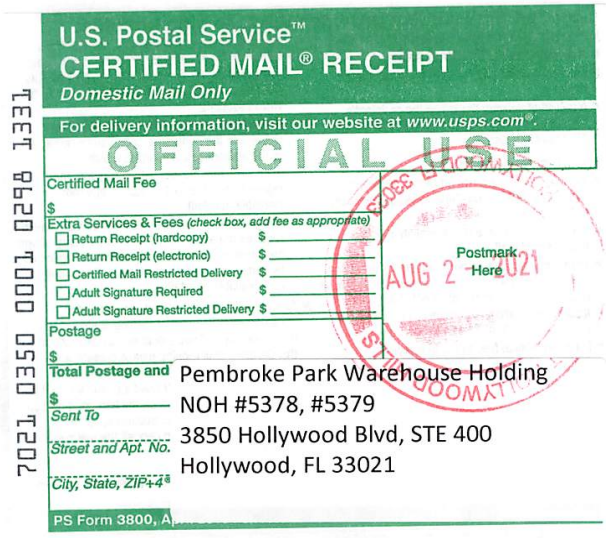
A. Signature
X
☐ Agent ☐ Addressee

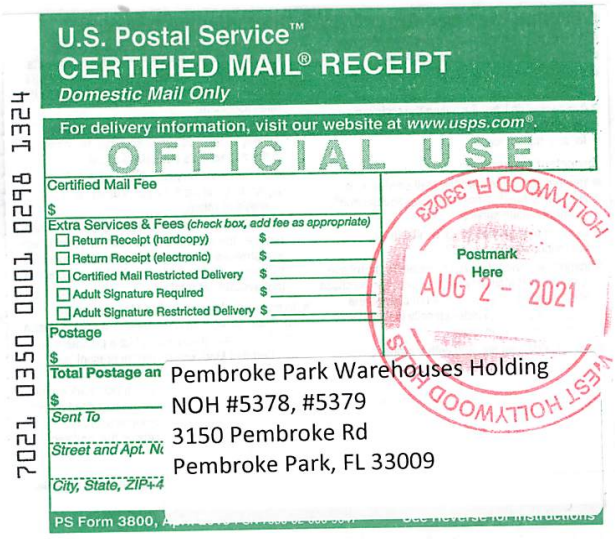
B. Received by *(Printed Name)*
C. Date of Delivery

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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Return Receipt (electronic)
Certified Mail Restricted Delivery
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Adult Signature Restricted Delivery
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City, State, ZIP+4®
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AUG 2 2021
7021 0350 0001 0298 1331
Pembroke Park Warehouse Holding
NOH #5378, #5379
3850 Hollywood Blvd, STE 400
Hollywood, FL 33021


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7021 0350 0001 0298 1324
Pembroke Park Warehouses Holding
NOH #5378, #5379
3150 Pembroke Rd
Pembroke Park, FL 33009


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7021 0350 0001 0298 1317
L-M South Services, Inc.
Pembroke Park Warehouse Holding
NOH#5379
3188 Pembroke Road
Pembroke Park, FL 33009


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7021 0350 0001 0297 8188
L-M South Services, Inc.
Pembroke Park Warehouse Holding
F.O.#5379
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Pembroke Park, FL 33009



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L-M South Services, Inc.

Street and Apt. No.
Pembroke Park Warehouse Holding
NOH#5379
3188 Pembroke Road

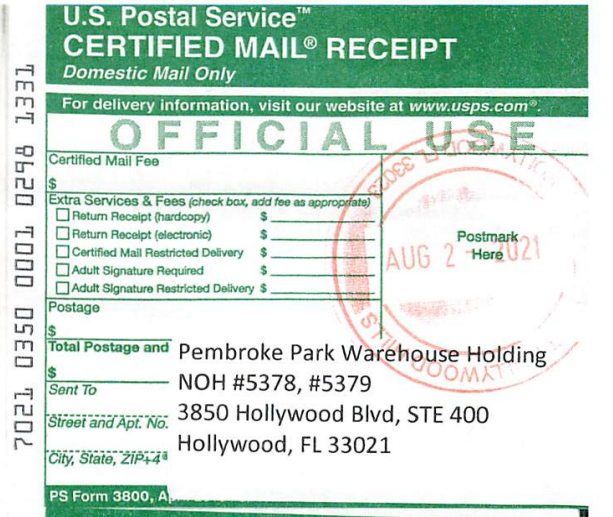
City, State, ZIP+4
Pembroke Park, FL 33009

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WEST HOLLYWOOD HILLS

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 1317



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Postage
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Total Postage and
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Sent To
Pembroke Park Warehouse Holding
NOH #5378, #5379

Street and Apt. No.
3850 Hollywood Blvd, STE 400

City, State, ZIP+4
Hollywood, FL 33021

AUG 2 - 2021
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Sent To
Pembroke Park Warehouses Holding
NOH #5378, #5379

Street and Apt. No.
3150 Pembroke Rd

City, State, ZIP+4
Pembroke Park, FL 33009

AUG 2 - 2021
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WEST HOLLYWOOD HILLS

PS Form 3800, A...

7021 0350 0001 0298 1324

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
5376, #5377, #5378, #5379

Hasler FIRST-CLASS MAIL
10/08/2020
US POSTAGE $000.65⁰
ZIP 33023
011D10656696

Pembroke Park Warehouses
3150 Pembroke Rd
Pembroke Park, FL 33009

OF PEMBROKE PARK
ID AVENUE • PEMBROKE PARK, FLORIDA 33023
15376, #5377, #5378, #5379

Hasler FIRST-CLASS MAIL
10/08/2020
US POSTAGE $000.65⁰
ZIP 33023
011D10656696

Pembroke Park Warehouses Holding
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021-6746

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5379

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10/08/2020
US POSTAGE $0
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Sent To:
PEMBROKE PARK WAREHOUSES
HOLDING /L-M South Services, Inc.
3188 Pembroke Rd
Pembroke Park, FL 33009

Case #:
5379



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

ID #	5142 20 00 0300
Millage	0613
Use	48

Abbr Legal Description	20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$153,770	$2,892,090	$3,045,860	$924,530	
2020	$153,770	$2,674,240	$2,828,010	$840,490	$31,068.51
2019	$153,770	$2,540,240	$2,694,010	$764,090	$29,689.46

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,045,860	$3,045,860	$3,045,860	$3,045,860
Portability	0	0	0	0
Assessed/SOH	$924,530	$3,045,860	$924,530	$924,530
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$924,530	$3,045,860	$924,530	$924,530

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1992	TD*	$100	20656 / 143
8/1/1990	TD*	$100	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	76,884	SF
Adj. Bldg. S.F. (Card, Sketch)		38550
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

Document Number	P92000009334
FEI/EIN Number	65-0373621
Date Filed	12/04/1992
State	FL
Status	ACTIVE

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

CORNFELD, ROBERT M
3850 HOLLYWOOD BLVD # 400
HOLLYWOOD, FL 33021

Annual Reports

Report Year	Filed Date
2019	03/18/2019

2020	05/03/2020
2021	03/30/2021

Document Images

03/30/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
04/19/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
03/31/2004 -- ANNUAL REPORT	View image in PDF format
03/05/2003 -- ANNUAL REPORT	View image in PDF format
05/02/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2001 -- ANNUAL REPORT	View image in PDF format
04/28/2000 -- ANNUAL REPORT	View image in PDF format
04/02/1999 -- ANNUAL REPORT	View image in PDF format
04/24/1998 -- ANNUAL REPORT	View image in PDF format
04/21/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PEMBROKE PARK WAREHOUSES HOLDING		CASE NO. 5379

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3188 PEMBROKE ROAD. PEMBROKE PARK. FL. 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3188 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 10:39 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

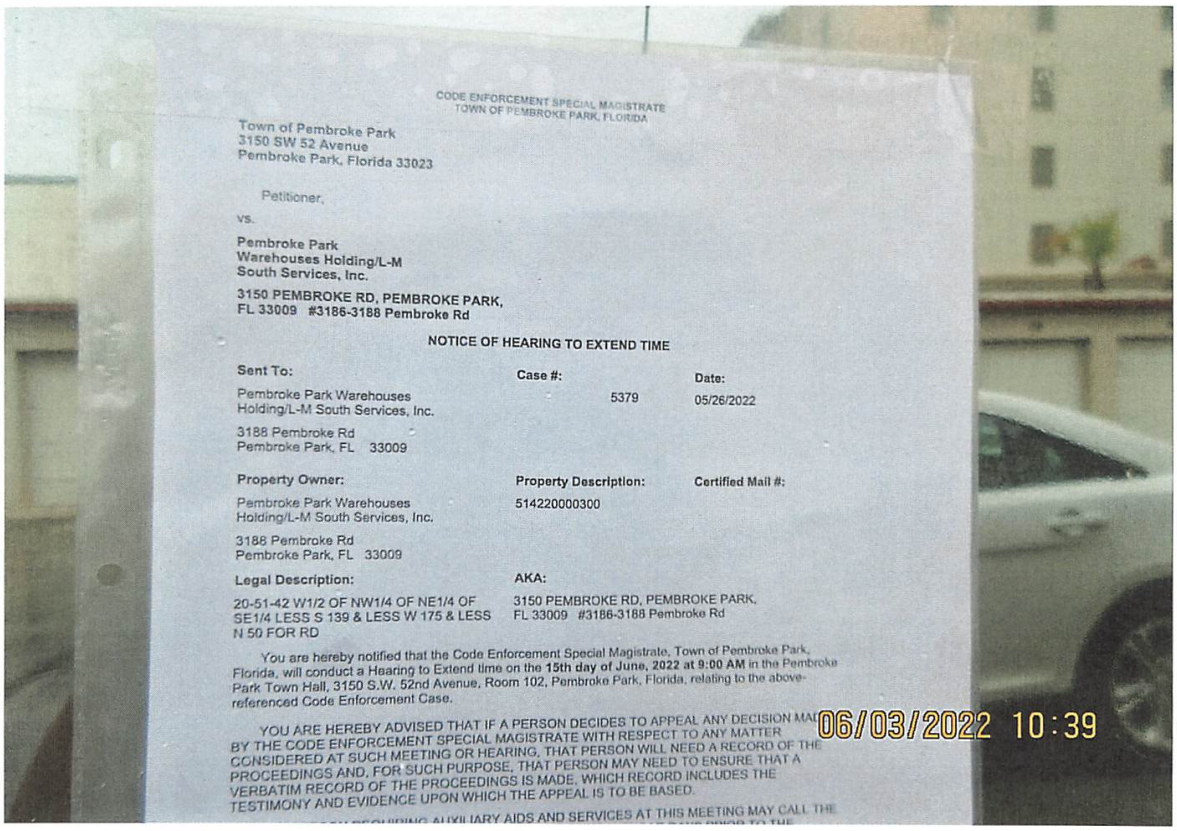
J. [signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization this 13 day of June, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[signature]
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.


3188
06/03/2022 10:39


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
Pembroke Park
Warehouses Holding/L-M
South Services, Inc.
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3186-3188 Pembroke Rd
NOTICE OF HEARING TO EXTEND TIME
Sent To:
Pembroke Park Warehouses
Holding/L-M South Services, Inc.
3188 Pembroke Rd
Pembroke Park, FL 33009
Case #:
5379
Date:
05/26/2022
Property Owner:
Pembroke Park Warehouses
Holding/L-M South Services, Inc.
3188 Pembroke Rd
Pembroke Park, FL 33009
Property Description:
514220000300
Certified Mail #:
Legal Description:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD
AKA:
3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3186-3188 Pembroke Rd
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 15th day of June, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MA
BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER
CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE
PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A
VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE
TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
06/03/2022 10:39

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Pembroke Park
Warehouses Holding/L-M
South Services, Inc.

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3186-3188 Pembroke Rd

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
Pembroke Park Warehouses Holding/L-M South Services, Inc. 3188 Pembroke Rd Pembroke Park, FL 33009	5379	05/26/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
Pembroke Park Warehouses Holding/L-M South Services, Inc. 3188 Pembroke Rd Pembroke Park, FL 33009	514220000300	

Legal Description:	**AKA:**
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3186-3188 Pembroke Rd

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING
L-M SOUTH SERVICES, INC. CASE NO. 5379
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING/L-M SOUTH SERVICES, INC.
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3188 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/L-M SOUTH SERVICES, INC. AT 11:36 A.M. ON THE 3 DAY OF AUGUST 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

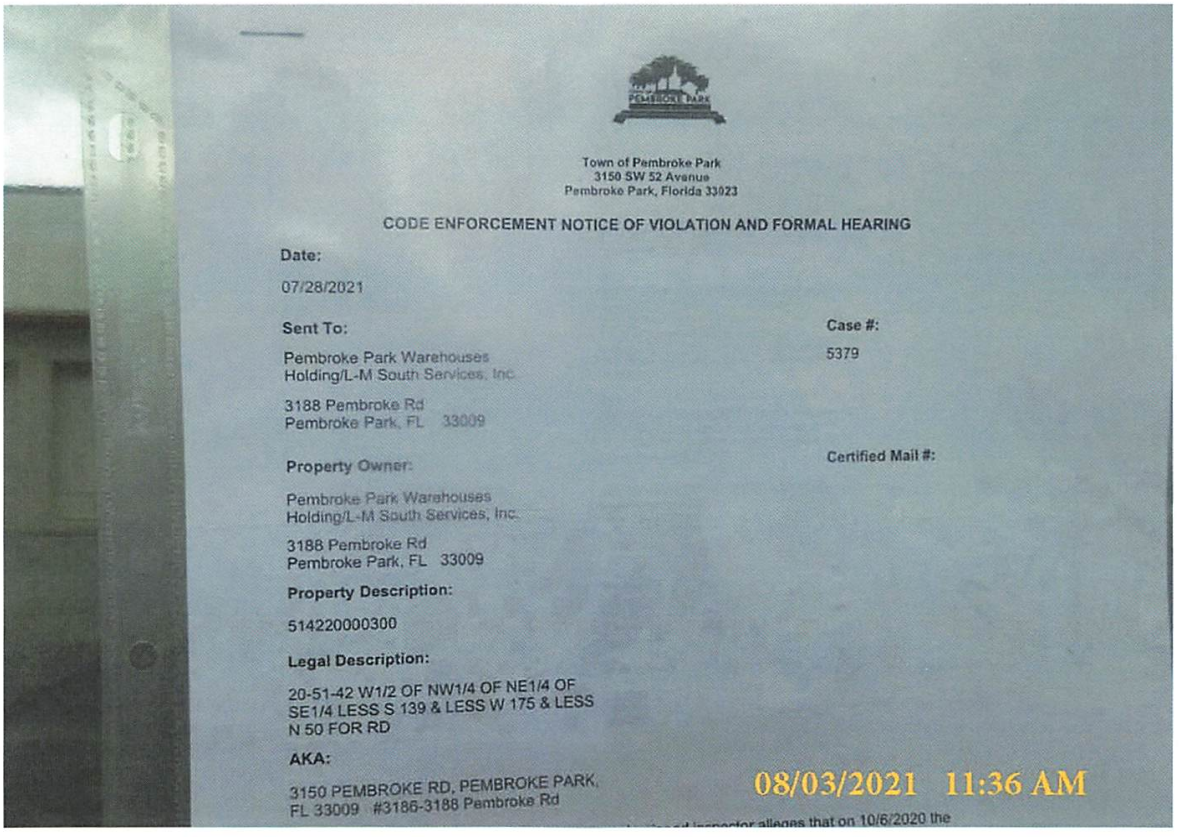
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of 8, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/28/2021

Sent To:

Pembroke Park Warehouses
Holding/L-M South Services, Inc.

3188 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5379

Property Owner:

Pembroke Park Warehouses
Holding/L-M South Services, Inc.

3188 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000300

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3186-3188 Pembroke Rd

08/03/2021 11:36 AM

inspector alleges that on 10/6/2020 the

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/28/2021

Sent To:

Pembroke Park Warehouses
Holding/L-M South Services, Inc.

3188 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5379

Property Owner:

Pembroke Park Warehouses
Holding/L-M South Services, Inc.

3188 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000300

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3186-3188 Pembroke Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

1. No Business Tax Receipt for 3186 Pembroke Rd.
2. Unpermitted removal of fire rated wall. Obtain permit and inspections.
3. Unpermitted tenant buildout. Obtain permit and inspections.
4. Unpermitted electrical and a/c units. Obtain permit and inspections.
5. Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of August, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

7/28/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE PARK WAREHOUSES HOLDING L-M SOUTH SERVICES, INC. Respondent(s)	Case No.: 5379

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 19, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3186-3188 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3150 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 20 00 0300

LEGAL DESCRIPTION: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 15-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b); 15-17 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held 19th day of August 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of August 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of August, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING /L-M South Services, Inc. 3188 Pembroke Rd Pembroke Park, FL 33009	5379	10/06/2020

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING /L-M South Services, Inc. 3188 Pembroke Rd Pembroke Park, FL 33009	514220000300	

Legal Description:	**AKA:**
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3186-3188 Pembroke Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

Notes/Means of Correction:

1. No Business Tax Receipt for 3186 Pembroke Rd.
2. Unpermitted removal of fire rated wall. Obtain permit and inspections.
3. Unpermitted tenant buildout. Obtain permit and inspections.
4. Unpermitted electrical and a/c units. Obtain permit and inspections.
5. Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Code Enforcement Officer

Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Pembroke Park Warehouses

Name L-M South Services, Inc. Date 10/06/20

Site Address 3188 Pembroke Rd Case # _____

Permit # 3186 Pembroke Rd Sub/Park Pembroke Park Warehouses

- ☐ *STOP ALL WORK
- ☐ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☑ Violation of Town Ordinance # 15-17
- ☐ NFPA # _____ 5-105 5-2(a)(6)
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

1. No Business Tax Receipt (3186 Pembroke Rd)
2. Unpermitted removal of fire rated wall.
3. Tenant Build Out verify permits.
4. Verify A/C permit.

Corrective Action(s)

1. Obtain Business Tax Receipt.
2. Obtain permit and inspections.
3/4. Obtain permit and inspections

- ☑ Structural
- ☐ Plumbing
- ☑ Mechanical
- ☑ Electrical
- ☐ Code Enf.
- ☐ Zoning
- ☑ Business Tax Receipt
- ☐ Other _____

☑ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30 days

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

- ☑ Code Enforcement Ext.215
- ☑ Building Dept. Ext. 211/227
- ☑ Business Tax Receipt Ext. 214
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer
954-551-7147
jramirez@ppfl.gov

Received by

White: Original Copy Yellow: Officer's Copy Pink: Violator

Joseline Ramirez

From: Joseline Ramirez
Sent: Thursday, May 5, 2022 9:51 AM
To: Nancy Romero
Subject: RE: Extension needed - Pembroke Business Park

Good morning Nancy,

Please see my response below:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on – Case 4746, has been open since 10/30/2019, today it makes over 2 years that the unit is not in compliance. There is also a recorded lien on the property since 4/25/2021. An extension cannot be granted.

3172-3178 - former Zepplin's unit - we are preparing the plans to submit them for permitting. – Case 5376, has been open since 10/07/2020 will be scheduled for a one time extension at the 06/15/2022.
3152 - Mad Monkey's same comment as above - This case will be scheduled for an extension at the 06/15/2022. Case 5366, has been open since 10/02/2020 will be scheduled for a one time extension at the 06/15/2022.
3170 - Air Concept same comment as above - This case will be scheduled for an extension at the 06/15/2022. Case 5387, has been open since 10/14/2020 will be scheduled for a one time extension at the 06/15/2022.
3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval. Case 5379, has been open since 10/06/2020 will be scheduled for a one time extension at the 06/15/2022.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Joseline Ramirez
Sent: Friday, April 22, 2022 4:40 PM
To: Nancy Romero <nancy.romero@absolutemgmt.com>
Subject: RE: Extension needed - Pembroke Business Park

Good afternoon Nancy,

It was also nice seeing you, I am in receipt of your email and will follow up with you on Monday.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Nancy Romero <nancy.romero@absolutemgmt.com>
Sent: Friday, April 22, 2022 1:56 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Extension needed - Pembroke Business Park

Hi Joseline, it was nice seeing on Wednesday.

I wanted to follow up with you to see when we (David and I) can meet with you?

Also, we will be needing an extension on the following units to completely comply with your request, below are the address:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on

3172-3178 - former Zepplin's unit - we are preparing the plans to submit them for permitting.
3152 - Mad Monkey's same comment as above
3170 - Air Concept same comment as above

3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval.

It has taken us longer than expected, due to Engineers and GC's not being responsive on a timely matter.

Please be reassured that we are working on these violation and it is to our best interest to get them rectified.

Please let me know if I need to do anything else for the above addresses.

Looking forward to hearing from you soon.

Thank you,
Nancy

PEMBROKE PARK SELF STORAGE

Nancy V. Romero - Sr. General Manager

Pembroke Business Park

A 3150 Pembroke Road, Pembroke Park, FL 33009

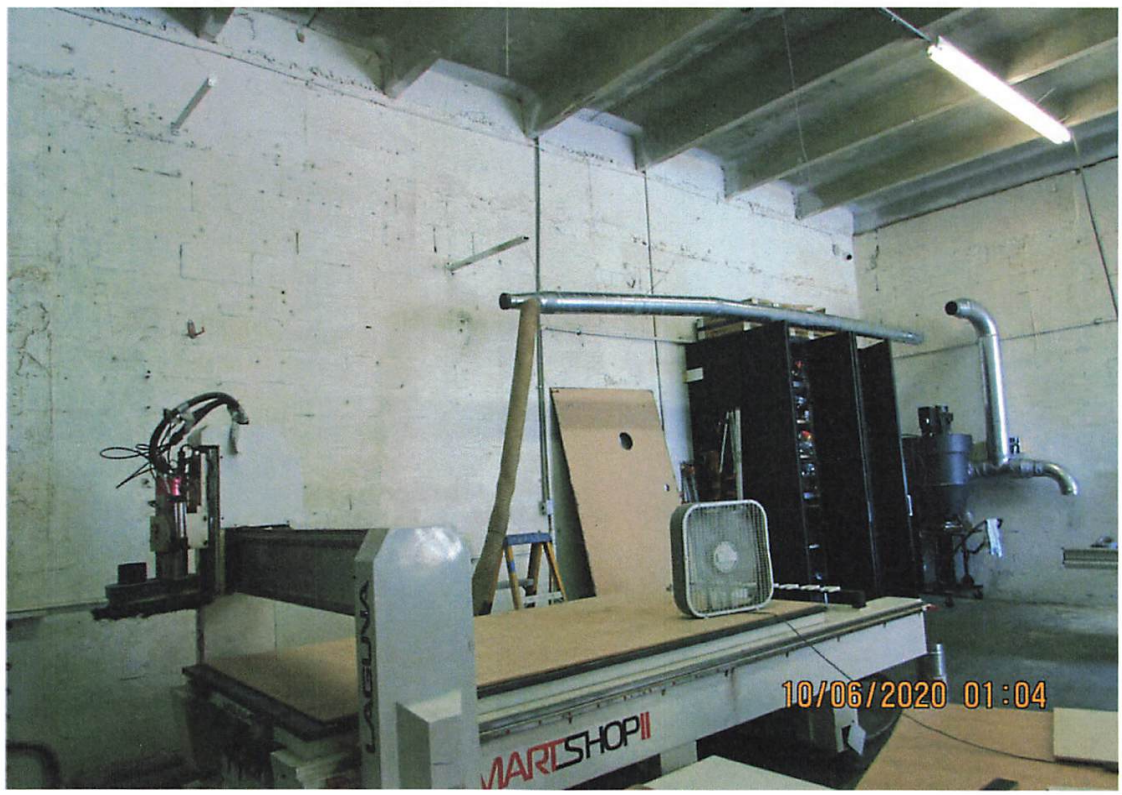
P 954.989.2208

E PembrokePark@absolutemgmt.com

W www.PembrokeSelfStorage.com

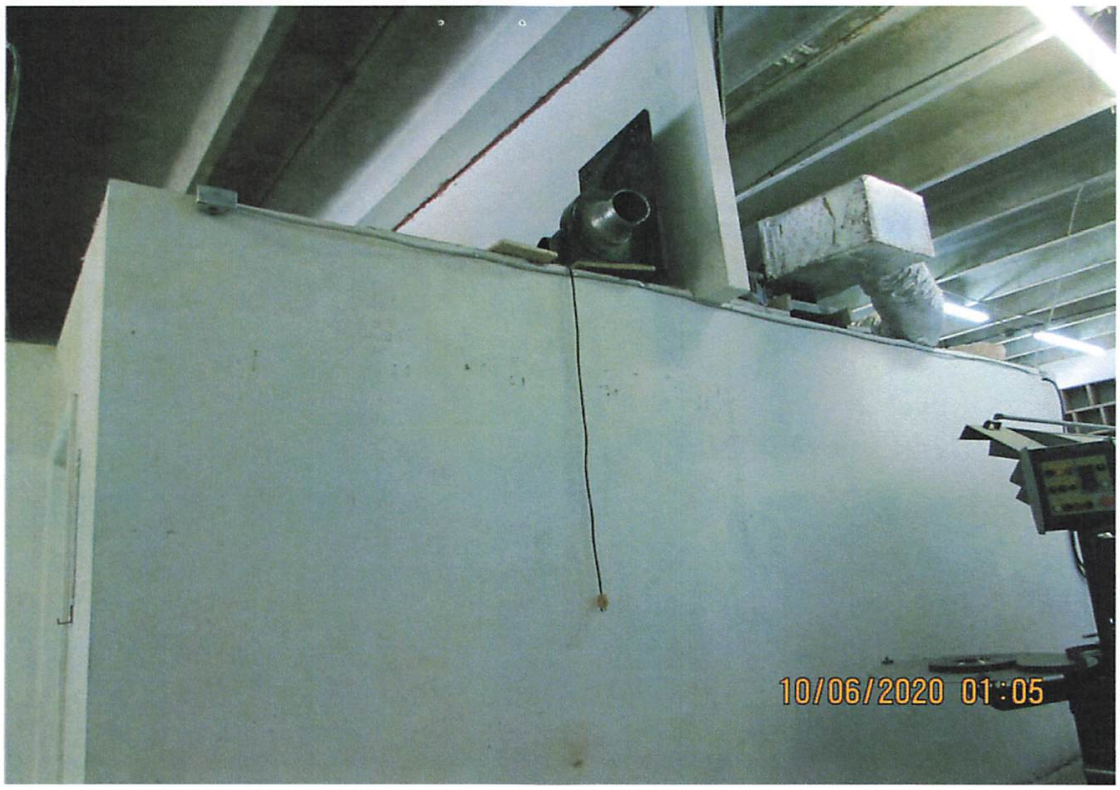
WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.


3186
3188
10/06/2020 01:20


LAGUNA
SMARTSHOP II
10/06/2020 01:04


10/06/2020 01:05

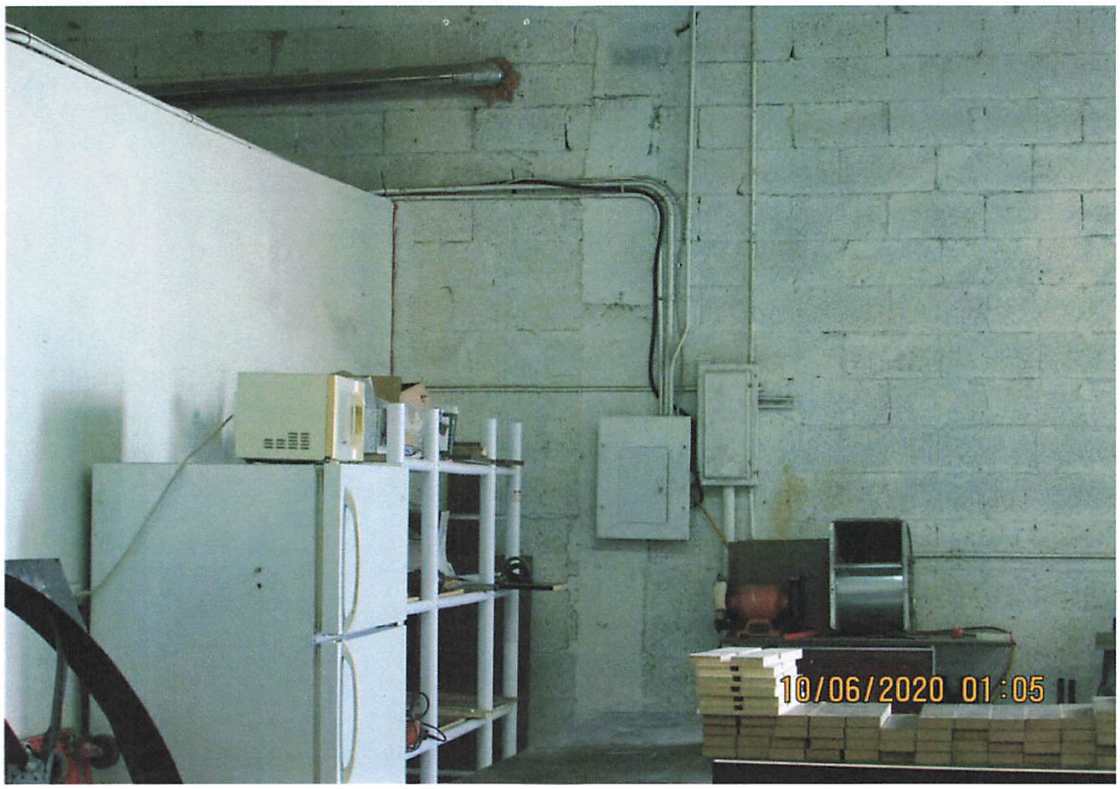

10/06/2020 01:05


10/06/2020 01:05


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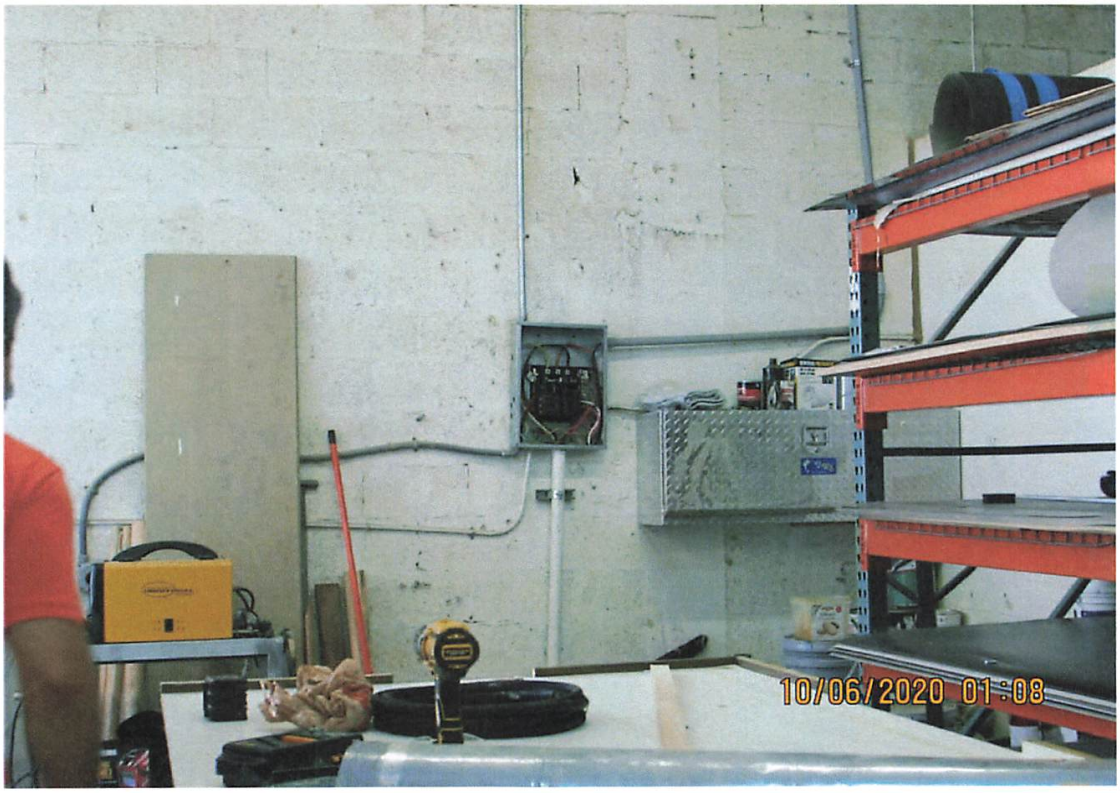

10/06/2020 01:06


10/06/2020 01:06


10/06/2020 01:06


10/06/2020 01:07


10/06/2020 01:07


10/06/2020 01:08


10/06/2020 01:09


10/06/2020 01:09

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc.	3170 Pembroke Rd Pembroke Park, FL 33009	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3170

Legal Description

Case Status Open **Case #** 5387 **Date Next Inspection** 6/15/2022

Notes
1. Interior renovations done without permits. Obtain permit and inspections.
2. Unpermitted structure of mezzanines or second floor storage. Obtain permit and inspections.
3. Electrical work done. Obtain permit and inspections.
4. Double permit fee assessed.
An application for a permit has been submitted (process #94879) as of 01/06/2022, the application will become "Null & Void" in 10 days as of 03/03/2022. Please call the Building Dept. as soon as possible at 954-966-4600, ext 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/13/2020		Notice of Violation	Hand Regular Mail
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/17/2022	3/16/2022	Final Order	Certified Mail Hand
5/26/2022	6/15/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 6/15/2022

Case Overview

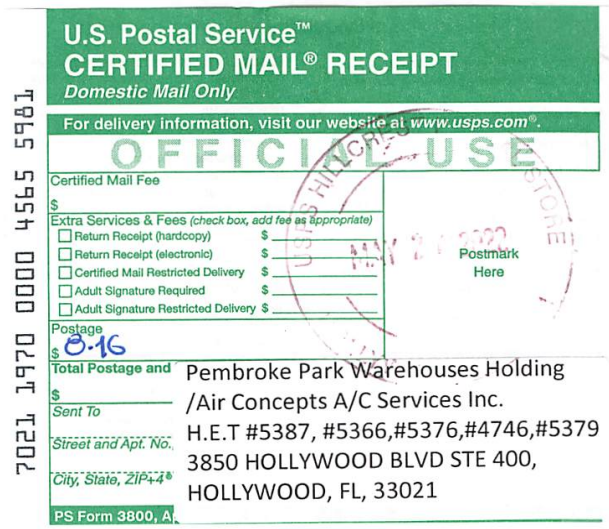
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/15/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$0.00
			Total Fines	**$0.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$0.00**



7021 1970 0000 4565 5981

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- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.16

Total Postage and
$

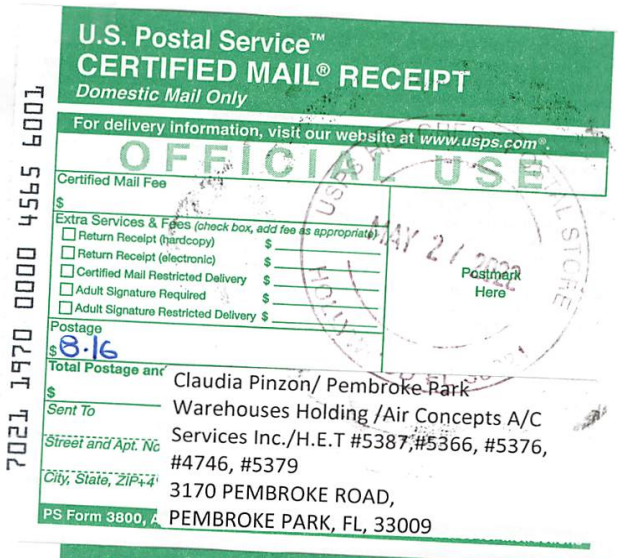
Sent To
Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc.

Street and Apt. No.
H.E.T #5387, #5366,#5376,#4746,#5379
3850 HOLLYWOOD BLVD STE 400,

City, State, ZIP+4®
HOLLYWOOD, FL, 33021

PS Form 3800, A

USPS HILLCREST POSTAL STORE
MAY 21 2022
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- ☐ Certified Mail Restricted Delivery $
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- ☐ Adult Signature Restricted Delivery $

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$ 8.16

Total Postage and
$

Sent To
Claudia Pinzon/ Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc./H.E.T #5387,#5366, #5376, #4746, #5379

Street and Apt. No
3170 PEMBROKE ROAD,

City, State, ZIP+4
PEMBROKE PARK, FL, 33009

PS Form 3800, A

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Total Postage and
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Sent To
FRANKLIN L ZEMEL C/O ARNSTEIN &LEHR LLP

Street and Apt. No
H.E.T #5387, #5366,#5376,#4746,#5379
200 EAST LAS OLAS BLVD. SUITE 1000,

City, State, ZIP+4
FORT LAUDERDALE, FL, 33301

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- ☐ Adult Signature Restricted Delivery $

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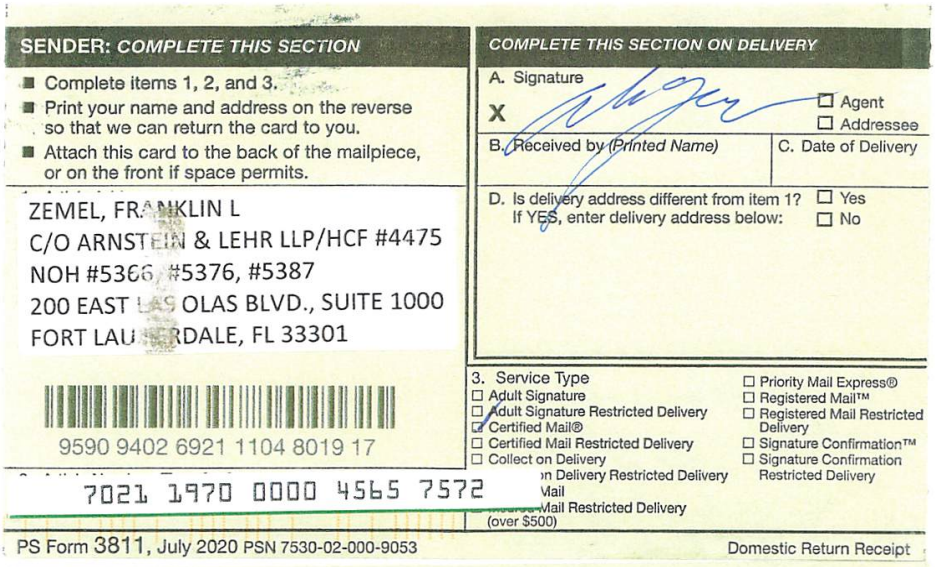
Sent To
Pembroke Park Warehouses Holding/Air Concepts A/C Services Inc.

Street and Apt. No
H.E.T #5387, #5366,#5376,#4746,#5379
3150 PEMBROKE ROAD,

City, State, ZIP+4
PEMBROKE PARK, FL, 33009

PS Form 3800, A

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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.

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP/HCF #4475
NOH #5366, #5376, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

9590 9402 6921 1104 8019 17

7021 1970 0000 4565 7572

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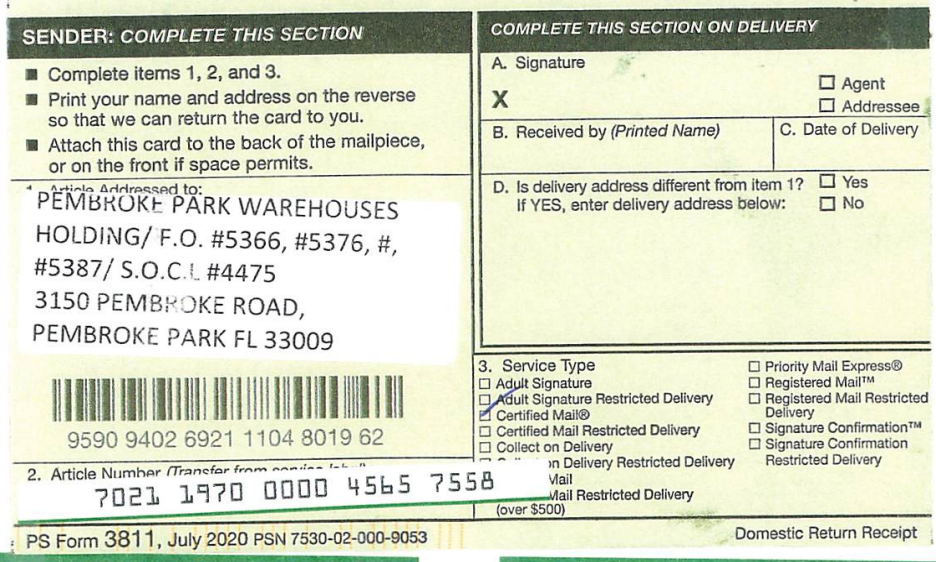
A. Signature — X — ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 — Domestic Return Receipt



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PEMBROKE PARK WAREHOUSES
HOLDING/ F.O. #5366, #5376, #,
#5387/ S.O.C.L #4475
3150 PEMBROKE ROAD,
PEMBROKE PARK FL 33009

9590 9402 6921 1104 8019 62

2. Article Number
7021 1970 0000 4565 7558

COMPLETE THIS SECTION ON DELIVERY

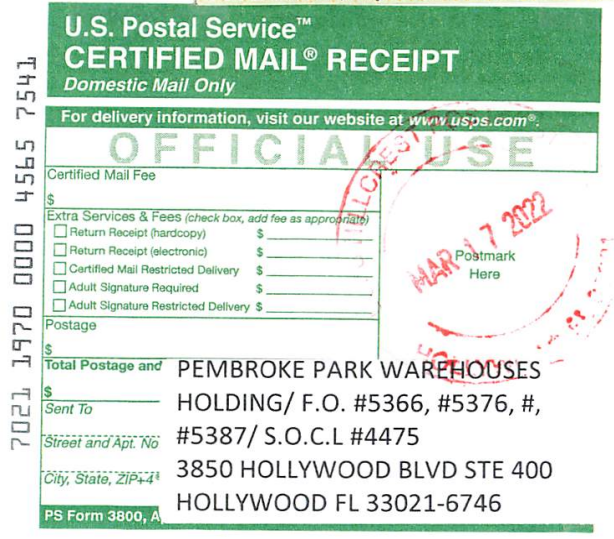
A. Signature — X — ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 — Domestic Return Receipt



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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Total Postage and
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Sent To
Street and Apt. No
City, State, ZIP+4

MAR 17 2022
Postmark Here

PEMBROKE PARK WAREHOUSES
HOLDING/ F.O. #5366, #5376, #,
#5387/ S.O.C.L #4475
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746

PS Form 3800, A



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4

MAR 17 2022
Postmark Here

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP/HCF #4475
NOH #5366, #5376, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions



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MAR 17 2022

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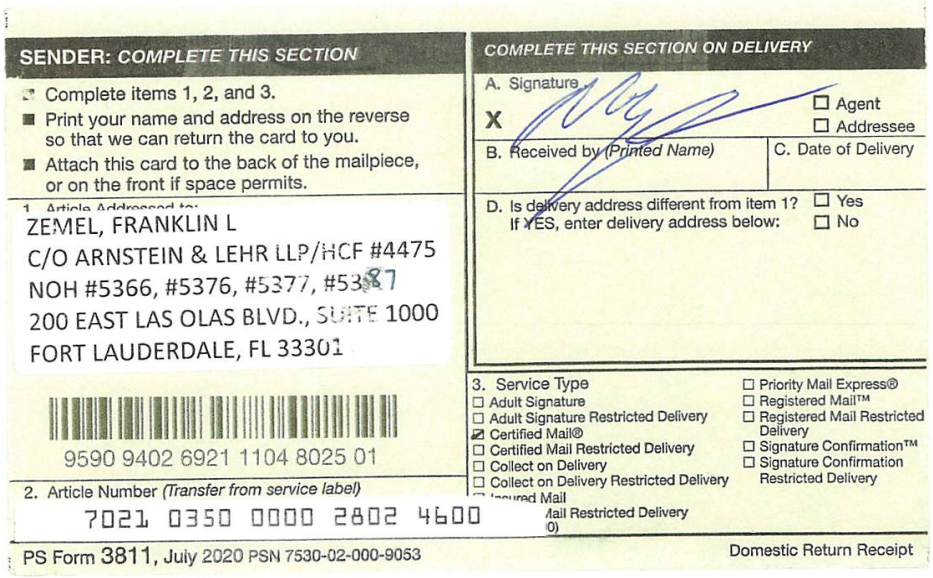
Sent To
PEMBROKE PARK WAREHOUSES

Street and Apt. I
HOLDING/ F.O. #5366, #5376, #,
#5387/ S.O.C.L #4475

City, State, ZIP+
3150 PEMBROKE ROAD,
PEMBROKE PARK FL 33009

PS Form 3800,

7021 1970 0000 4565 7558



SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP/HCF #4475
NOH #5366, #5376, #5377, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

9590 9402 6921 1104 8025 01

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 4600

COMPLETE THIS SECTION ON DELIVERY

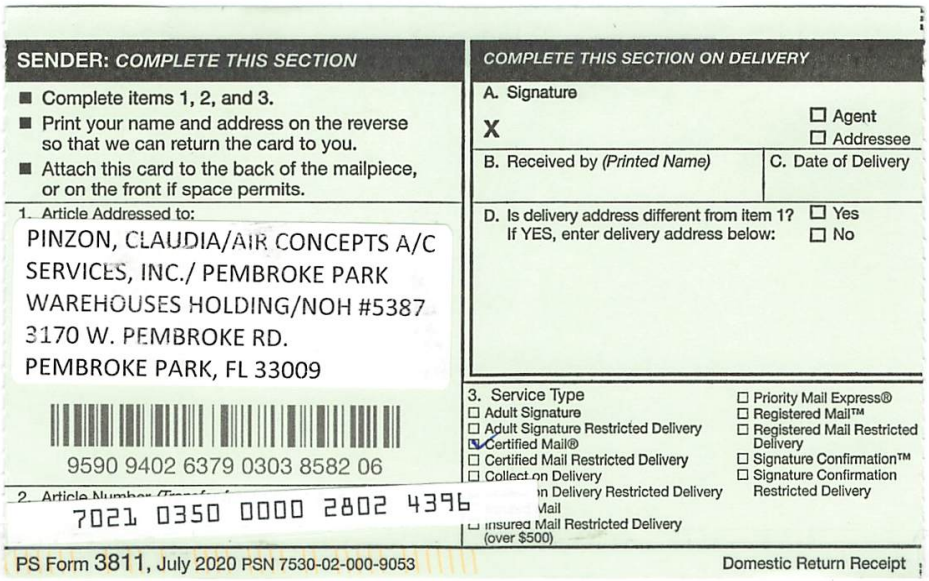
A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PINZON, CLAUDIA/AIR CONCEPTS A/C
SERVICES, INC./ PEMBROKE PARK
WAREHOUSES HOLDING/NOH #5387
3170 W. PEMBROKE RD.
PEMBROKE PARK, FL 33009

9590 9402 6379 0303 8582 06

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 4396

COMPLETE THIS SECTION ON DELIVERY

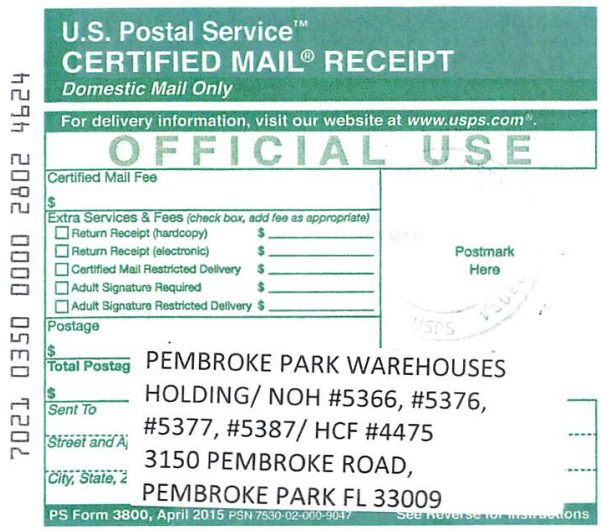
A. Signature
X ☐ Agent ☐ Addressee

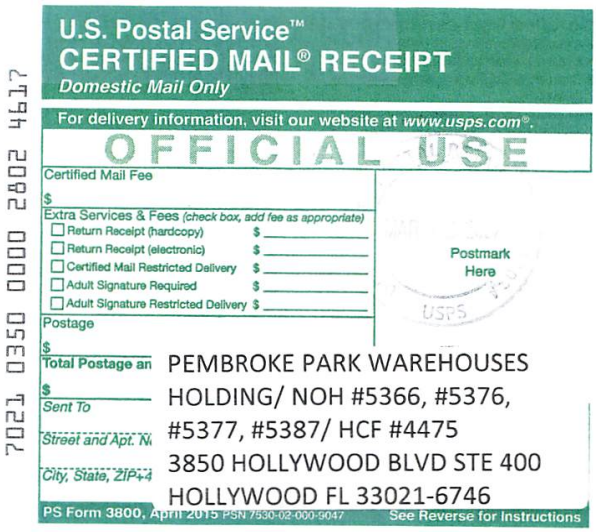
B. Received by *(Printed Name)* | C. Date of Delivery

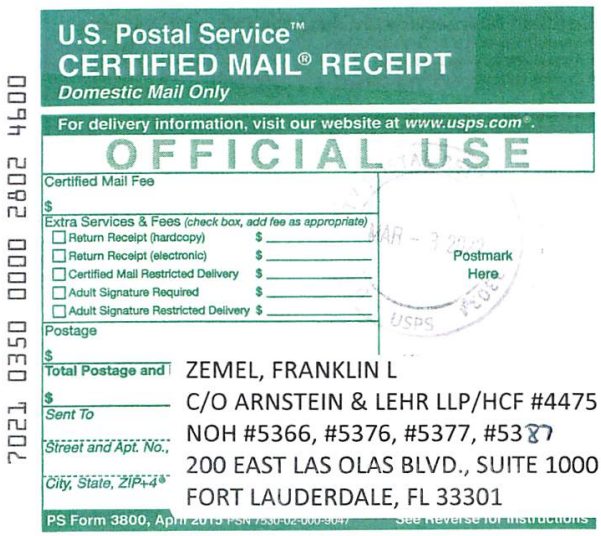
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

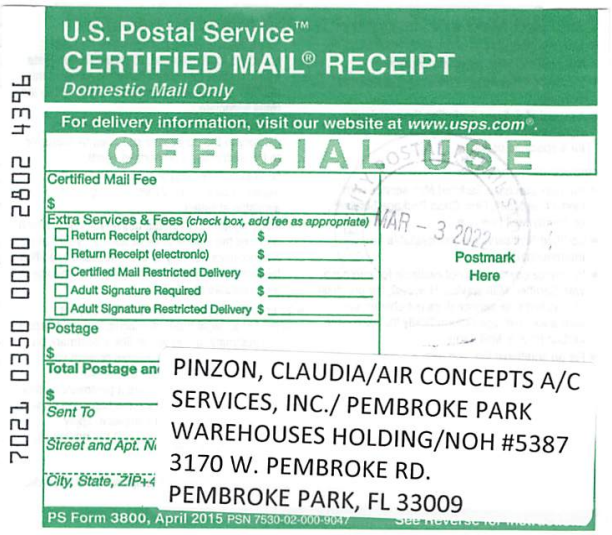
3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


7021 0350 0000 2802 4624
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postag
Sent To
Street and A
City, State, Z
Postmark Here
PEMBROKE PARK WAREHOUSES
HOLDING/ NOH #5366, #5376,
#5377, #5387/ HCF #4475
3150 PEMBROKE ROAD,
PEMBROKE PARK FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7021 0350 0000 2802 4617
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
PEMBROKE PARK WAREHOUSES
HOLDING/ NOH #5366, #5376,
#5377, #5387/ HCF #4475
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7021 0350 0000 2802 4600
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP/HCF #4475
NOH #5366, #5376, #5377, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7021 0350 0000 2802 4396
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
MAR - 3 2022
Postmark Here
PINZON, CLAUDIA/AIR CONCEPTS A/C
SERVICES, INC./ PEMBROKE PARK
WAREHOUSES HOLDING/NOH #5387
3170 W. PEMBROKE RD.
PEMBROKE PARK, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
10/14/2020
US POSTAGE $0

01

5387

Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.

3170 Pembroke Rd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5387

Hasler
10/14/2020
US POSTAGE $C

01

Pembroke Park Warehouse Holding
3850 Hollywood Blvd, Ste 400
Hollywood, FL 33021-6746

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5387

Hasler
10/14/2020
US POSTAGE $0

01

Pembroke Park Warehouses
3150 Pembroke Rd
Pembroke Park, FL 33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

ID #	5142 20 00 0300
Millage	0613
Use	48

Abbr Legal Description	20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$153,770	$2,892,090	$3,045,860	$1,016,980	
2021	$153,770	$2,892,090	$3,045,860	$924,530	$33,589.90
2020	$153,770	$2,674,240	$2,828,010	$840,490	$31,068.51

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,045,860	$3,045,860	$3,045,860	$3,045,860
Portability	0	0	0	0
Assessed/SOH	$1,016,980	$3,045,860	$1,016,980	$1,016,980
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,016,980	$3,045,860	$1,016,980	$1,016,980

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1992	TD*	$100	20656 / 143
8/1/1990	TD*	$100	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	76,884	SF
Adj. Bldg. S.F. (Card, Sketch)		38550
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

Document Number	P92000009334
FEI/EIN Number	65-0373621
Date Filed	12/04/1992
State	FL
Status	ACTIVE

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

CORNFELD, ROBERT M
3850 HOLLYWOOD BLVD # 400
HOLLYWOOD, FL 33021

Annual Reports

Report Year	Filed Date

2019	03/18/2019
2020	05/03/2020
2021	03/30/2021

Document Images

03/30/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
04/19/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
03/31/2004 -- ANNUAL REPORT	View image in PDF format
03/05/2003 -- ANNUAL REPORT	View image in PDF format
05/02/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2001 -- ANNUAL REPORT	View image in PDF format
04/28/2000 -- ANNUAL REPORT	View image in PDF format
04/02/1999 -- ANNUAL REPORT	View image in PDF format
04/24/1998 -- ANNUAL REPORT	View image in PDF format
04/21/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PEMBROKE PARK WAREHOUSES HOLDING		CASE NO. 5387

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3170 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3170 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 10:41 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

J. [signature]
AFFIANT

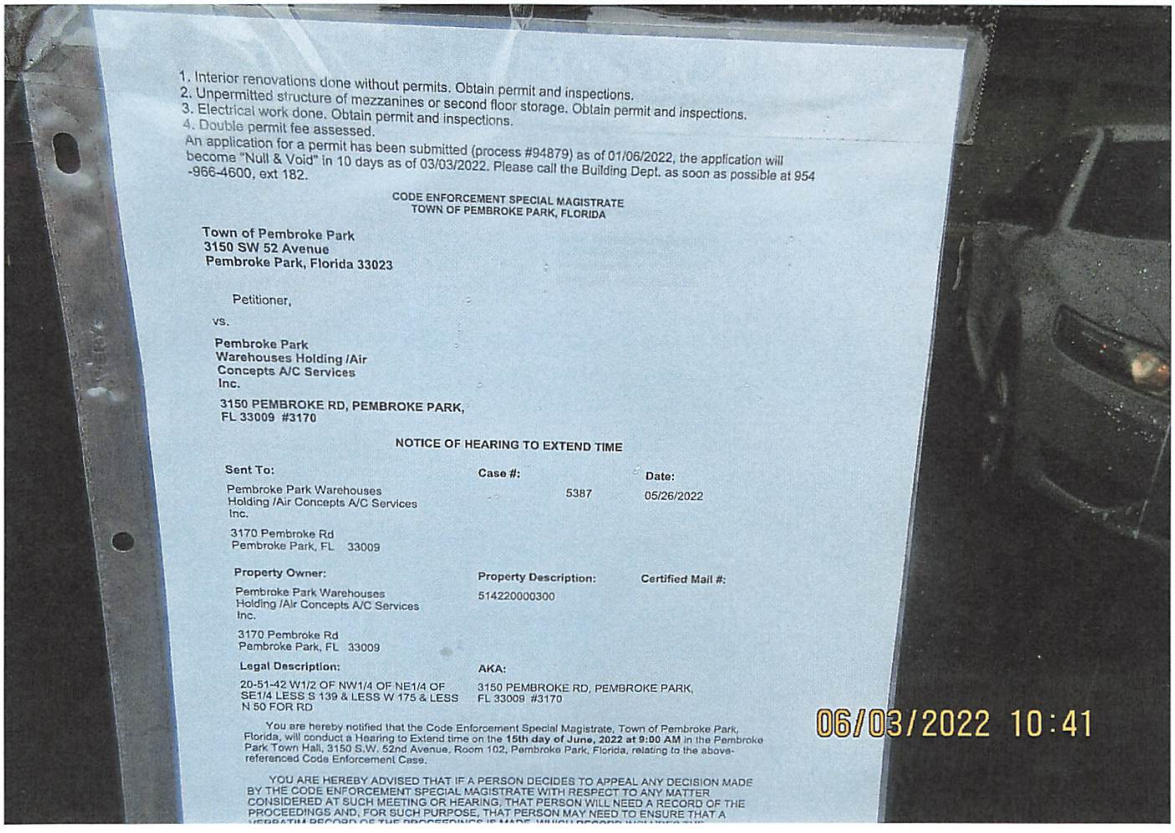
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization this 13 day of June 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[signature]
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 _____





1. Interior renovations done without permits. Obtain permit and inspections.
2. Unpermitted structure of mezzanines or second floor storage. Obtain permit and inspections.
3. Electrical work done. Obtain permit and inspections.
4. Double permit fee assessed.

An application for a permit has been submitted (process #94879) as of 01/06/2022, the application will become "Null & Void" in 10 days as of 03/03/2022. Please call the Building Dept. as soon as possible at 954 -966-4600, ext 182.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc.

3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3170

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc. 3170 Pembroke Rd Pembroke Park, FL 33009	5387	05/26/2022

Property Owner:	Property Description:	Certified Mail #:
Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc. 3170 Pembroke Rd Pembroke Park, FL 33009	514220000300	

Legal Description:	AKA:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3170

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THAT

06/03/2022 10:41

1. Interior renovations done without permits. Obtain permit and inspections.
2. Unpermitted structure of mezzanines or second floor storage. Obtain permit and inspections.
3. Electrical work done. Obtain permit and inspections.
4. Double permit fee assessed.
An application for a permit has been submitted (process #94879) as of 01/06/2022, the application will become "Null & Void" in 10 days as of 03/03/2022. Please call the Building Dept. as soon as possible at 954 -966-4600, ext 182.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc.

3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3170

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc. 3170 Pembroke Rd Pembroke Park, FL 33009	5387	05/26/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc. 3170 Pembroke Rd Pembroke Park, FL 33009	514220000300	

Legal Description:	**AKA:**
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3170

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING
AIR CONCEPTS A/C SERVICES INC. CASE NO. 5387

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3170 PEMBROKE RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3170 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING /AIR CONCEPTS A/C SERVICES INC.AT 12:08 P.M. ON THE 4 DAY OF MARCH 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

J. [signature]
AFFIANT

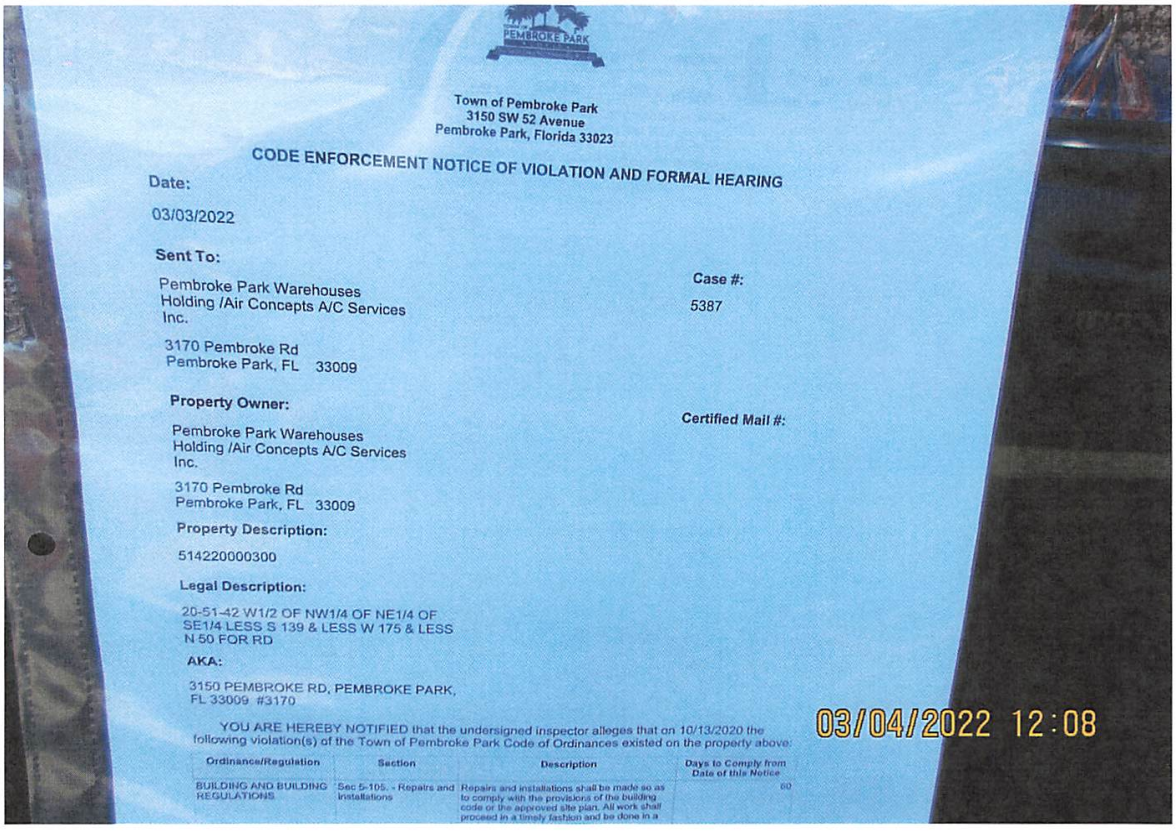
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[signature]
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/03/2022

Sent To:

Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.

3170 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5387

Property Owner:

Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.

3170 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000300

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3170

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/13/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a	60

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/03/2022

Sent To:

Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.

3170 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5387

Property Owner:

Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.

3170 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000300

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3170

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/13/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	60
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	60

1. Interior renovations done without permits. Obtain permit and inspections.
2. Unpermitted structure of mezzanines or second floor storage. Obtain permit and inspections.
3. Electrical work done. Obtain permit and inspections.
4. Double permit fee assessed.

An application for a permit has been submitted (process #94879) as of 01/06/2022, the application will become "Null & Void" in 10 days as of 03/03/2022. Please call the Building Dept. as soon as possible 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 16th day of March, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

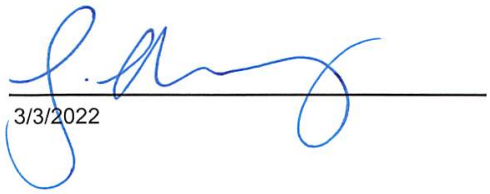
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



3/3/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc. 3170 Pembroke Rd Pembroke Park, FL 33009	5387	10/13/2020

Property Owner:	Property Description:	Certified Mail #:
Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc. 3170 Pembroke Rd Pembroke Park, FL 33009	514220000300	

Legal Description:	AKA:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/13/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

Notes/Means of Correction:

1. Interior renovations done without permits. Obtain permit and inspections.
2. Unpermitted structure of mezzanines or second floor storage. Obtain permit and inspections.
3. Electrical work done. Obtain permit and inspections.
4. 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING
AIR CONCEPTS A/C SERVICES INC.
Respondent(s)

Case No.: 5387

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: 3170 Pembroke Rd, Pembroke Park, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

FOLIO NO.: 5142 20 00 0300

LEGAL DESCRIPTION: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; and 5-2(a)b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b) **WITHIN 90 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 $ 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 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 Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Air Concepts A/C Services Inc. Date 10/13/20
Site Address 3170 Pembroke Rd Case # _____
Permit # _____ Sub/Park Pembroke Park Warehouses

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105
- ☐ NFPA # _____ 5-2(a)(6)
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

1. Interior renovations done without permits.
2. Unpermitted structure of mezzanie or second floor storage.
3. Electrical, verify permits.

Corrective Action(s)

1. Obtain permit and inspections for renovations
2. Obtain permit and inspection for unpermitted structure.
3. Obtain permit and inspection for electrical.

- ☒ Structural
- ☒ Code Enf.
- ☒ Plumbing
- ☐ Zoning
- ☐ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 11/12/20

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

- ☒ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

x _____
Received by

White: Original Copy Yellow: Officer's Copy Pink: Violator

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: **Job Address:** **3170 W PEMBROKE RD**

Job Name: PEMBROKE PARK WAREHOUSES HOLDING

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:1/6/2022 10:36:17 AM

Application Date: 1/6/2022 10:24:07 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Denied	1/12/2022 5:39:33 PM
FIRE	Denied	1/7/2022 10:24:51 AM
STRUCTURAL	Denied	1/6/2022 1:05:34 PM
ZONING	Approved	1/7/2022 2:27:54 PM

Joseline Ramirez

From: Joseline Ramirez
Sent: Thursday, May 5, 2022 9:51 AM
To: Nancy Romero
Subject: RE: Extension needed - Pembroke Business Park

Good morning Nancy,

Please see my response below:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on – Case 4746, has been open since 10/30/2019, today it makes over 2 years that the unit is not in compliance. There is also a recorded lien on the property since 4/25/2021. An extension cannot be granted.

3172-3178 - former Zepplin's unit - we are preparing the plans to submit them for permitting. – Case 5376, has been open since 10/07/2020 will be scheduled for a one time extension at the 06/15/2022.
3152 - Mad Monkey's same comment as above - This case will be scheduled for an extension at the 06/15/2022. Case 5366, has been open since 10/02/2020 will be scheduled for a one time extension at the 06/15/2022.
3170 - Air Concept same comment as above - This case will be scheduled for an extension at the 06/15/2022. Case 5387, has been open since 10/14/2020 will be scheduled for a one time extension at the 06/15/2022.
3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval. Case 5379, has been open since 10/06/2020 will be scheduled for a one time extension at the 06/15/2022.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Joseline Ramirez
Sent: Friday, April 22, 2022 4:40 PM
To: Nancy Romero <nancy.romero@absolutemgmt.com>
Subject: RE: Extension needed - Pembroke Business Park

Good afternoon Nancy,

It was also nice seeing you, I am in receipt of your email and will follow up with you on Monday.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Nancy Romero <nancy.romero@absolutemgmt.com>
Sent: Friday, April 22, 2022 1:56 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Extension needed - Pembroke Business Park

Hi Joseline, it was nice seeing on Wednesday.

I wanted to follow up with you to see when we (David and I) can meet with you?

Also, we will be needing an extension on the following units to completely comply with your request, below are the address:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on

3172-3178 - former Zepplin's unit - we are preparing the plans to submit them for permitting.
3152 - Mad Monkey's same comment as above
3170 - Air Concept same comment as above

3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval.

It has taken us longer than expected, due to Engineers and GC's not being responsive on a timely matter.

Please be reassured that we are working on these violation and it is to our best interest to get them rectified.

Please let me know if I need to do anything else for the above addresses.

Looking forward to hearing from you soon.

Thank you,
Nancy

PEMBROKE PARK
SELF STORAGE

Nancy V. Romero - Sr. General Manager

Pembroke Business Park

A 3150 Pembroke Road, Pembroke Park, FL 33009

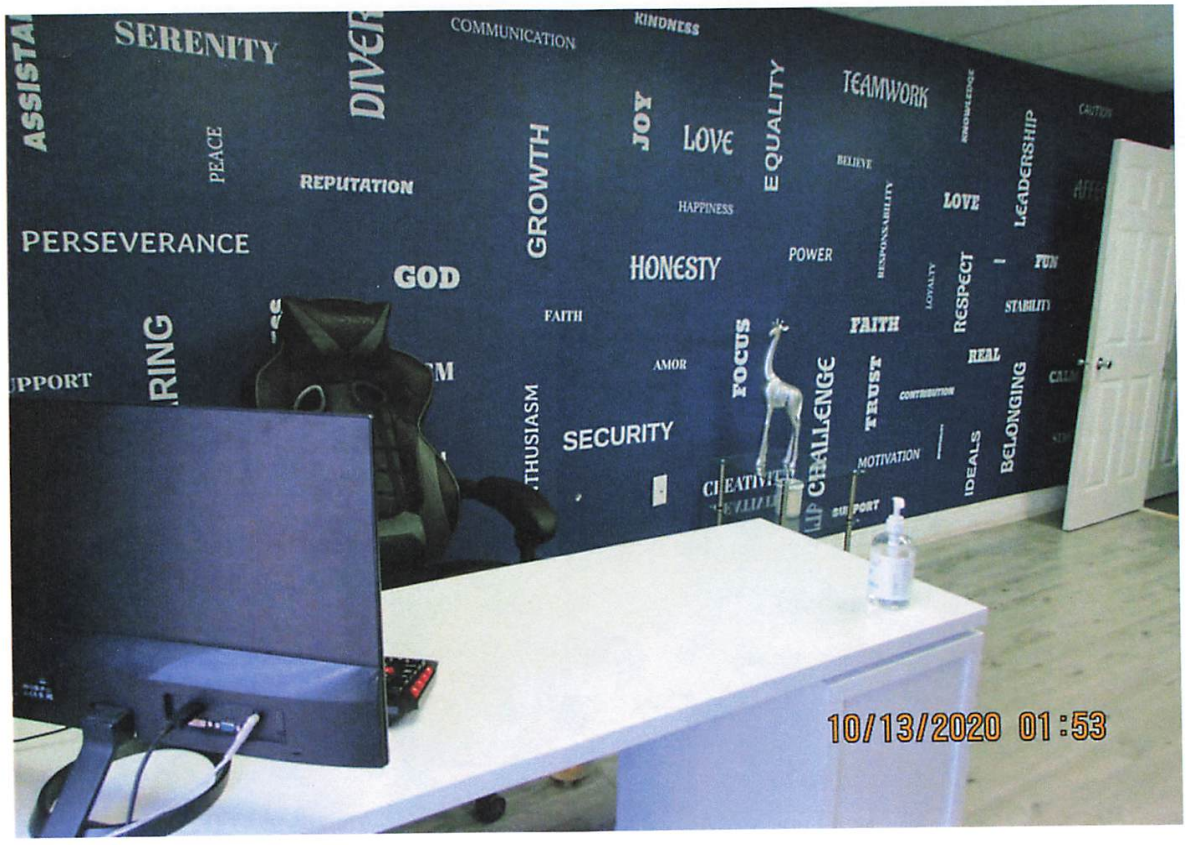
P 954.989.2208

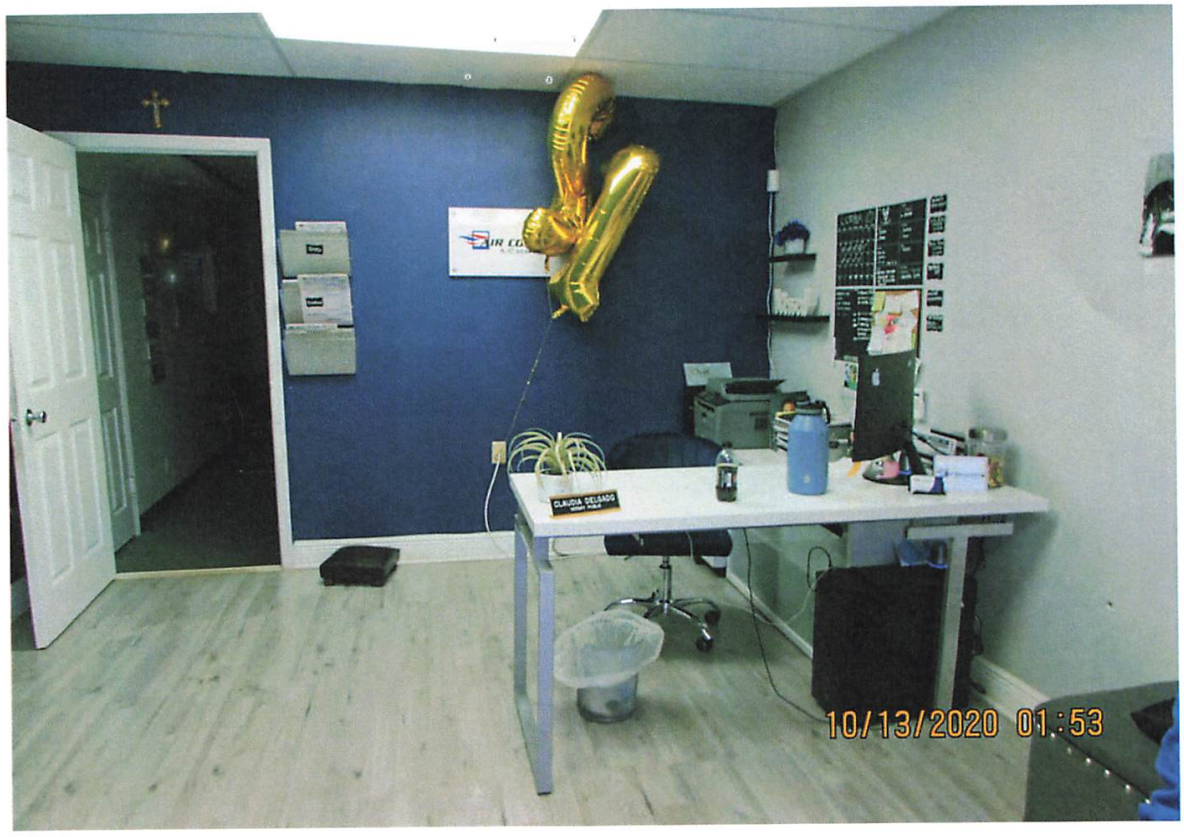
E PembrokePark@absolutemgmt.com

W www.PembrokeSelfStorage.com

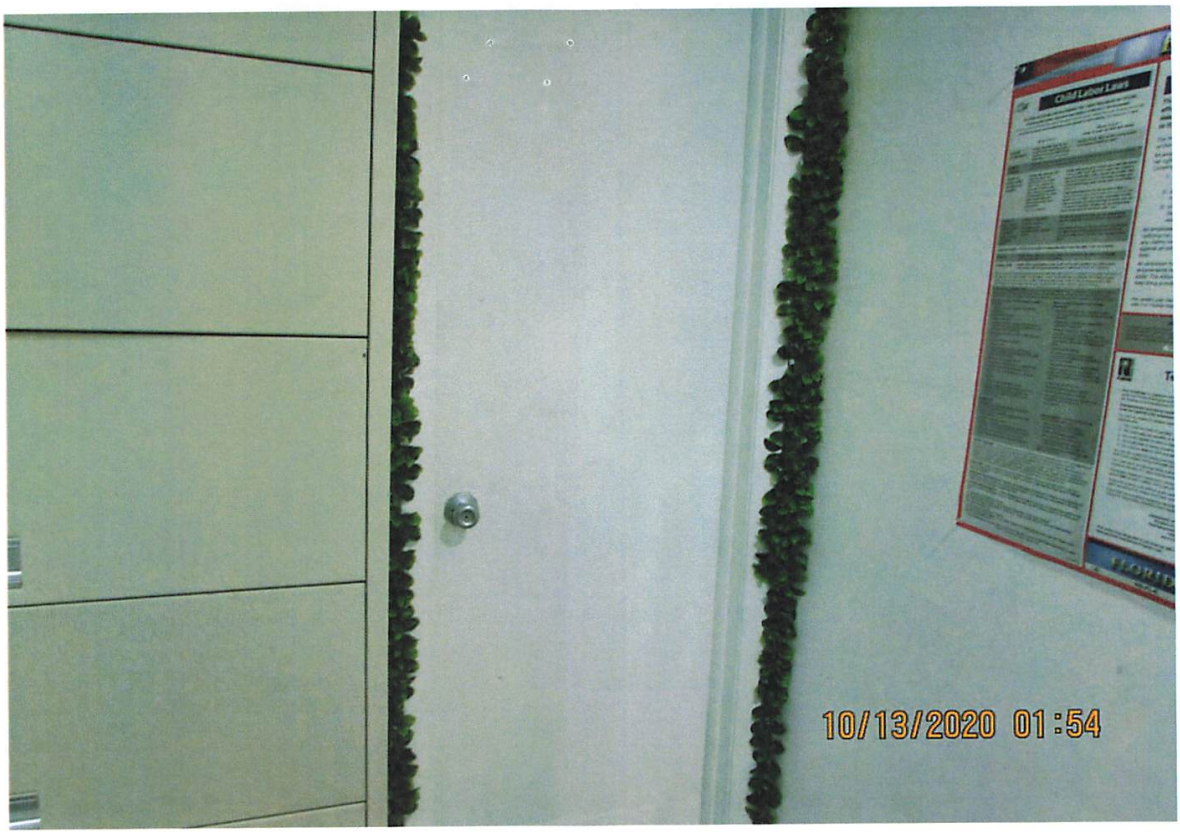
WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.


3170
AIR CONCEPTS
A/C SERVICES, INC.
954-214-9000
SALES
SERVICE
REPAIRS
MAINTENANCE
POOL HEATERS
10/13/2020 01:58


SERENITY
COMMUNICATION
KINDNESS
TEAMWORK
LEADERSHIP
PEACE
REPUTATION
GROWTH
JOY
LOVE
EQUALITY
HAPPINESS
PERSEVERANCE
GOD
HONESTY
POWER
RESPECT
FAITH
SECURITY
FOCUS
TRUST
MOTIVATION
IDEALS
BELONGING
10/13/2020 01:53

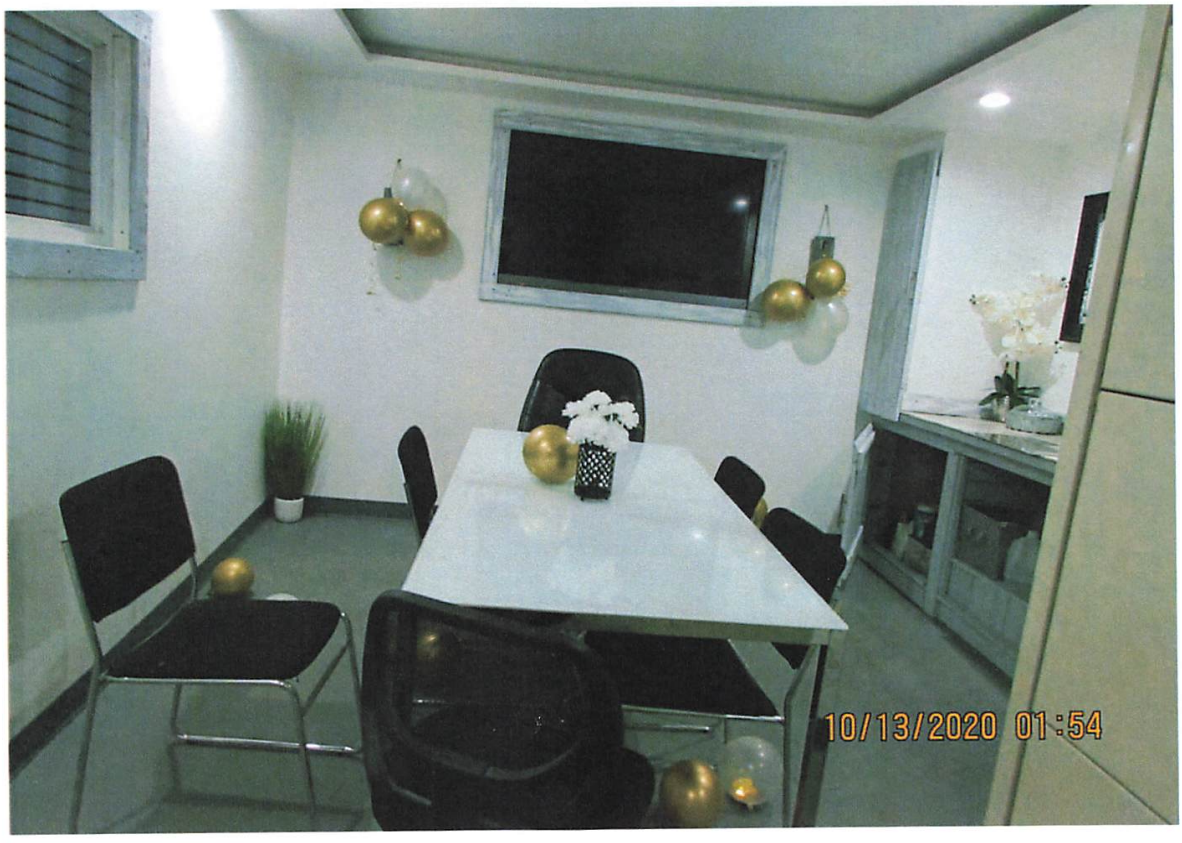

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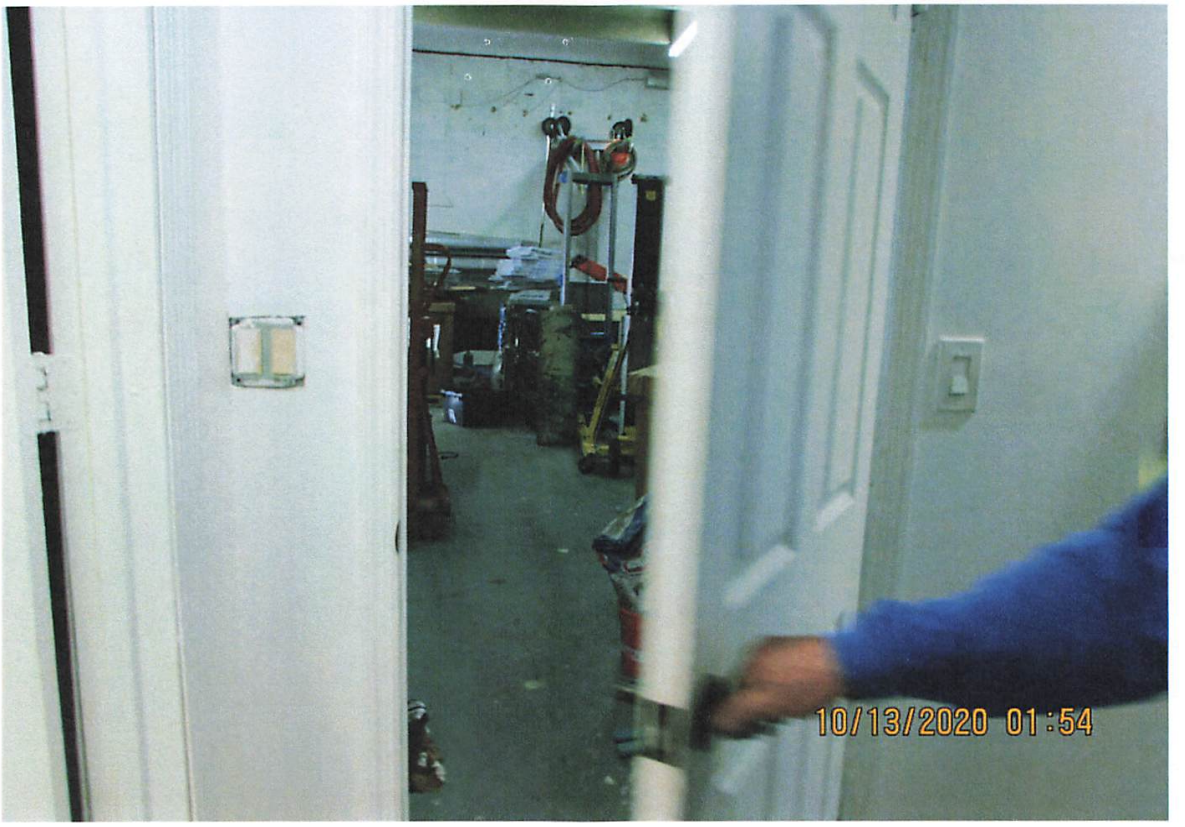

10/13/2020 01:53


Child Labor Laws
10/13/2020 01:54


CAFE
COFFEE
10/13/2020 01:54


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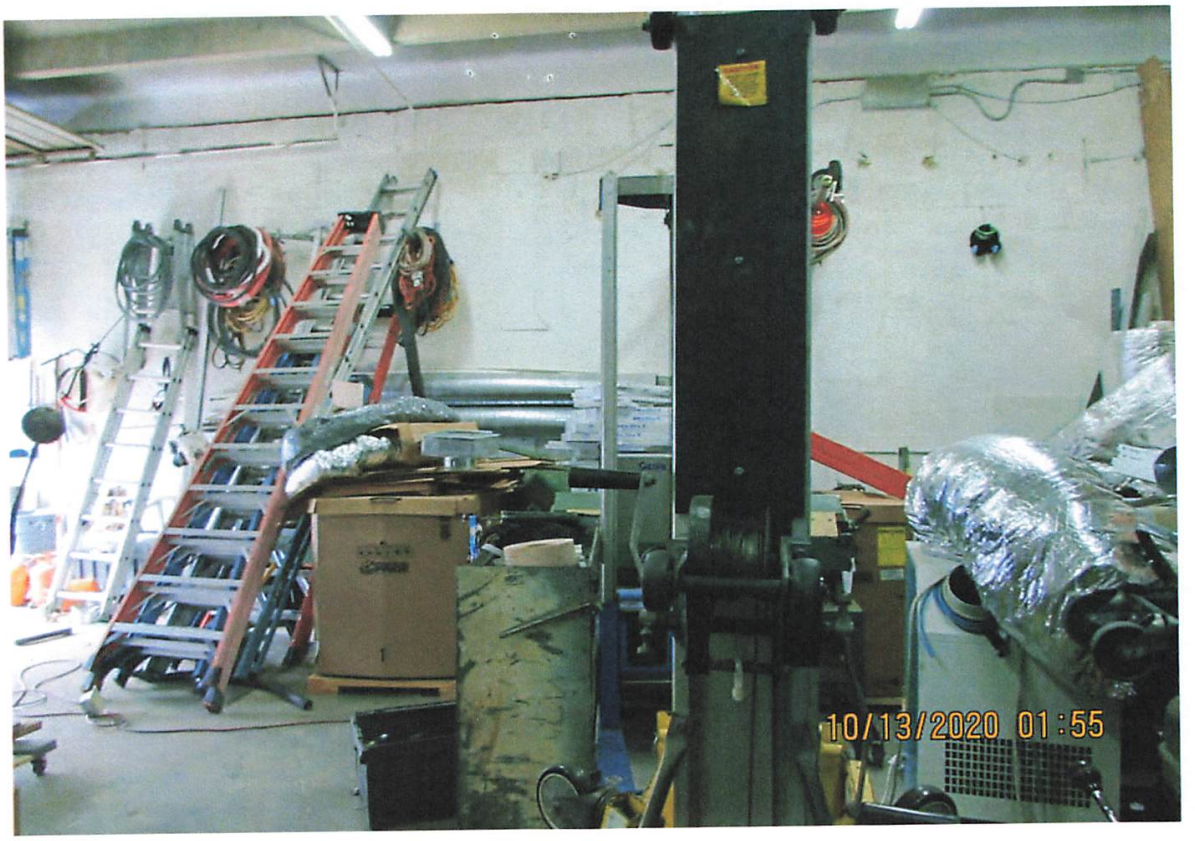

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EXIT
10/13/2020 01:55


10/13/2020 01:55


10/13/2020 01:55


10/13/2020 01:55


10/13/2020 01:55

Case Overview

Property/Incident Information

Owner	Address	Site Address
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	2071 FLATBUSH AVE #22 BROOKLYN, NY 11234	3535 SW 52 AVE, PEMBROKE PARK, FL 33009 #The Plaza at Pembroke Park

Legal Description

Case Status Open **Case #** 6233 **Date Next Inspection** 6/15/2022

Notes

1. Exterior sign requires maintenance (i.e. wash, treatment, repair, paint, etc.).
2. Exterior roof requires maintenance (i.e. wash, treatment, repair, paint, etc.).
3. Exterior four walls and fence walls require maintenance (i.e. wash, treatment, repair, paint, etc.).
4. Exterior common areas require maintenance (i.e. wash, treatment, repair, paint, etc.).
5. Shed installed without a permit. Obtain plans, permit and inspections.
6. Wooden fence on back end of property installed without a permit. Obtain plans, permit and inspections.
7. Damaged chain-link fence requires repair.
8. Damaged poles in front of property requires repair.
9. Parking lot requires maintenance (i.e. wash, treatment, repair, paint, etc.). Obtain plans, permit and inspections for paving and restriping.
10. Monument sign requires maintenance (i.e. wash, treatment, repair, paint, etc.).

Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/11/2020		Courtesy Notice	Regular Mail
8/30/2021		Notice of Violation	Regular Mail
1/3/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Final Order	Certified Mail
4/27/2022		Affidavit of Compliance	
5/23/2022	6/15/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

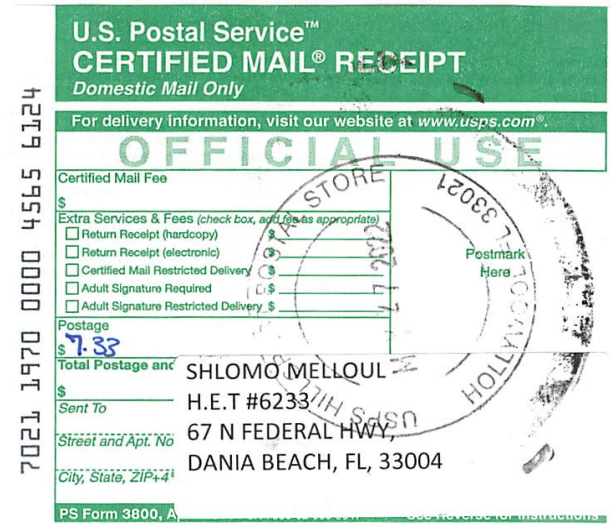
Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 6/15/2022
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: 6/15/2022
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: 6/15/2022
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: 6/15/2022
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.	4/27/2022
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: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	4/27/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$6,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$6,600.00**

Payments

Date	Payment Type Name	Amount
3/3/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$6,500.00**



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CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To
Street and Apt. No
City, State, ZIP+4®

SHLOMO MELLOUL
H.E.T #6233
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

Postmark Here

USPS HOLLYWOOD STORE 33021

PS Form 3800, A

7021 1970 0000 4565 6124



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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
$

Sent To
Street and Apt. No
City, State, ZIP+4

3535 SW 52ND AVENUE LLC
%TL MANAGEMENT LLC
H.E.T #6233
2071 FLATBUSH AVE #22,
BROOKLYN, NY, 11234

Postmark Here

USPS HILLCREST POSTAL STORE
MAY 27 2022

PS Form 3800,

7021 1970 0000 4565 6100



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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®

3535 SW 52ND AVENUE LLC
%TL MANAGEMENT LLC
H.E.T #6233
3535 SW 52 AVENUE,
PEMBROKE PARK, FL, 33009

Postmark Here

USPS HOLLYWOOD STORE

PS Form 3800, Ap

7021 1970 0000 4565 6117

7021 0350 0000 2802 3078

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$

Sent To
Street and Apt. N
City, State, ZIP+4

3535 SW 52 AVENUE LLC C/O TL
Management LLC
F.O. #6233
3535 SW 52nd Ave
Pembroke Park, FL 33009

Postmark Here
FEB 18 2022
UNIVERSITY POSTAL RETAIL STORE 33024
USPS

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 3061

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$

Sent To
Street and Apt. No
City, State, ZIP+4

3535 SW 52 AVENUE LLC C/O TL
Management LLC
F.O. #6233
2071 Flatbush Ave #22
Brooklyn, NY 11234

Postmark Here
FEB 18 2022
UNIVERSITY POSTAL RETAIL STORE 33024
USPS

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 2224

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$

Sent To
Street and Apt. I
City, State, ZIP+

Interstate Agent Services, LLC
F.O. #6233
100 SE 2nd Street, Suite 2000, #209
Miami, FL 33131

Postmark Here
FEB 18 2022
UNIVERSITY POSTAL RETAIL STORE 33024
USPS

PS Form 3800,

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

3535 SW 52 AVENUE LLC C/O TL
Management LLC
F.O. #6233
2071 Flatbush Ave #22
Brooklyn, NY 11234

9590 9402 6379 0303 8495 63

2. Article Number (Transfer from service label)
7021 0350 0000 2802 3061

COMPLETE THIS SECTION ON DELIVERY

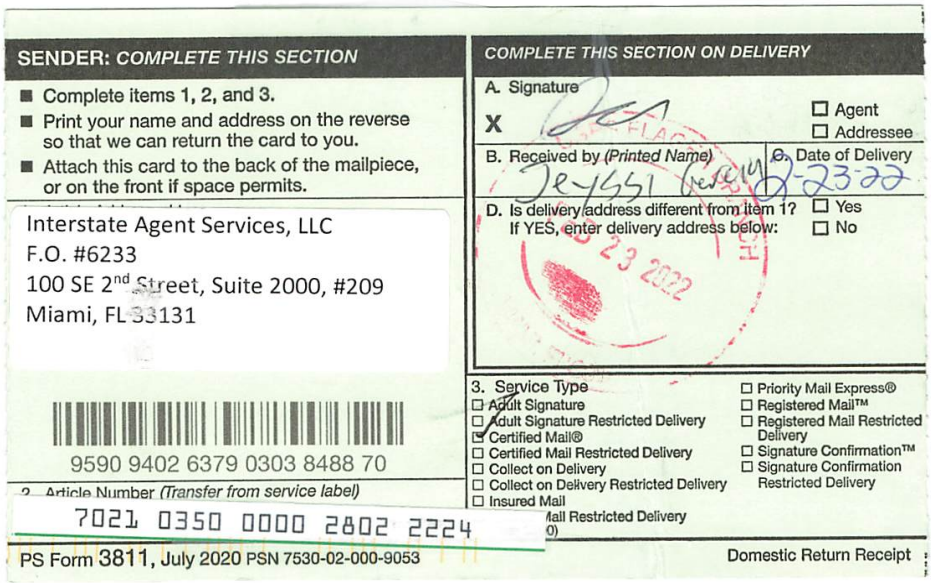
A. Signature
X
☐ Agent
☐ Addressee

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.

Interstate Agent Services, LLC
F.O. #6233
100 SE 2nd Street, Suite 2000, #209
Miami, FL 33131

9590 9402 6379 0303 8488 70

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 2224

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

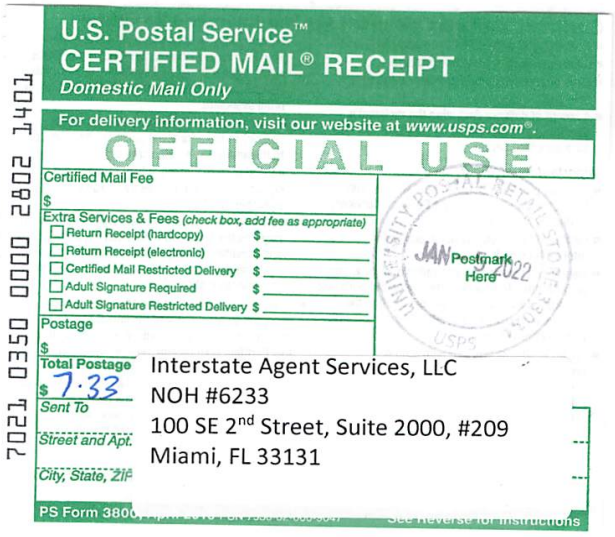
B. Received by *(Printed Name)* Jeremy Gerlach
C. Date of Delivery 8-23-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

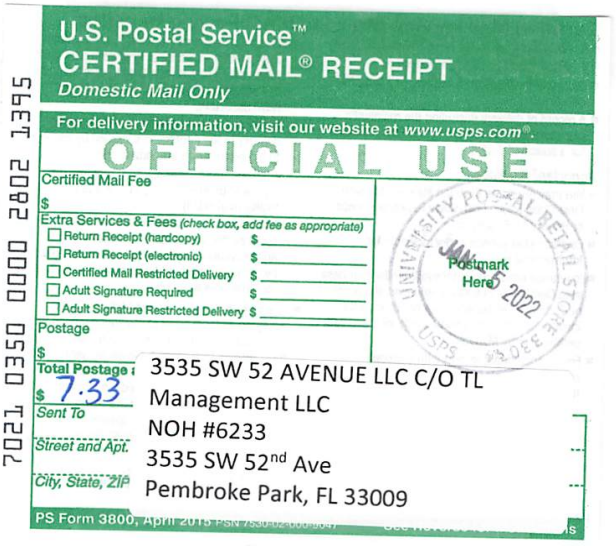
AUG 23 2022

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

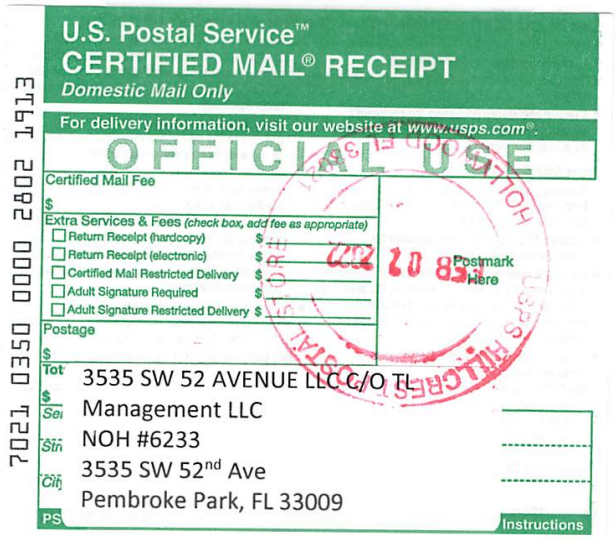
Domestic Return Receipt


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
7.33
Sent To
Street and Apt.
City, State, ZIP
Postmark Here
JAN 2022
Interstate Agent Services, LLC
NOH #6233
100 SE 2nd Street, Suite 2000, #209
Miami, FL 33131
7021 0350 0000 2802 1401


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
7.33
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
JAN 2022
3535 SW 52 AVENUE LLC C/O TL
Management LLC
NOH #6233
2071 Flatbush Ave #22
Brooklyn, NY 11234
7021 0350 0000 2802 1388


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
7.33
Sent To
Street and Apt.
City, State, ZIP
Postmark Here
JAN 2022
3535 SW 52 AVENUE LLC C/O TL
Management LLC
NOH #6233
3535 SW 52nd Ave
Pembroke Park, FL 33009
PS Form 3800, April 2015
7021 0350 0000 2802 1395


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
Postmark Here
FEB 02 2022
Interstate Agent Services, LLC
NOH #6233
100 SE 2nd Street, Suite 2000, #209
Miami, FL 33131
Instructions
7021 0350 0000 2802 1720


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
FEB 02 2022
3535 SW 52 AVENUE LLC C/O TL
Management LLC
NOH #6233
3535 SW 52nd Ave
Pembroke Park, FL 33009
Instructions
7021 0350 0000 2802 1913


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
FEB 02 2022
3535 SW 52 AVENUE LLC C/O TL
Management LLC
NOH #6233
2071 Flatbush Ave #22
Brooklyn, NY 11234
7021 0350 0000 2802 1904



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Interstate Agent Services, LLC
NOH #6233
100 SE 2nd Street, Suite 2000, #209
Miami, FL 33131

9590 9402 6379 0303 8588 00

2. Article Number (Transfer from service label)
7021 0350 0000 2802 1401

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
1-7-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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:
Interstate Agent Services, LLC
NOH #6233
100 SE 2nd Street, Suite 2000, #209
Miami, FL 33131

9590 9402 6379 0303 8493 58

2. Article Number (Transfer from service label)
7021 0350 0000 2802 1920

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



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
3535 SW 52 AVENUE LLC C/O TL Management LLC
NOH #6233
3535 SW 52nd Ave
Pembroke Park, FL 33009

9590 9402 6379 0303 8493 41

2. Article Number (Transfer from service label)
7021 0350 0000 2802 1913

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/01/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE #22
BROOKLYN. NY 11234

Case #:

6233

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/01/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

3535 SW 52ND AVENUE LLC %TL
Management LLC

3535 SW 52 AVE,
PEMBROKE PARK, FL, 33009

TOWN OF PEMBROKE PARK

3150 S.W. 52nd AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/01/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

INTERSTATE AGENT SERVICES, LLC.
100 SE 2ND STREET,
SUITE 2000 #209
MIAMI, FL, 33131

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

WN #5125

Hasler FIRST-CLASS MAIL
06/12/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

The Plaza at Pembroke Park
3535 SW 52 Ave
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
06/12/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC

2071 FLATBUSH AVE#22
BROOKLYN, NY 11234

Case #:

5125



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3535 SW 52 AVENUE, PEMBROKE PARK FL 33009
Property Owner	3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC
Mailing Address	2071 FLATBUSH AVE #22 BROOKLYN NY 11234

ID #	5142 30 13 0330
Millage	0613
Use	74

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25A LESS W 15 FOR RD

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$468,430	$3,847,290	$4,315,720	$4,315,720	
2021	$468,430	$3,847,290	$4,315,720	$4,315,720	$92,807.84
2020	$468,430	$3,708,770	$4,177,200	$4,177,200	$90,151.50

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,315,720	$4,315,720	$4,315,720	$4,315,720
Portability	0	0	0	0
Assessed/SOH	$4,315,720	$4,315,720	$4,315,720	$4,315,720
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,315,720	$4,315,720	$4,315,720	$4,315,720

Sales History

Date	Type	Price	Book/Page or CIN
1/27/2017	SWD-D	$7,400,900	114188422
7/30/2013	SWD-D	$8,079,300	111722289
5/24/2012	SWD-D	$2,478,500	48798 / 1563
8/16/1996	WD	$3,505,000	25288 / 610
12/1/1985	WD	$234,000	13040 / 185

Land Calculations

Price	Factor	Type
$5.00	93,686	SF
Adj. Bldg. S.F. (Card, Sketch)		61565
Eff./Act. Year Built: 1989/1988		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
1730 PR LLC

Filing Information

Document Number	L21000352218
FEI/EIN Number	87-2024684
Date Filed	08/04/2021
Effective Date	08/04/2021
State	FL
Status	ACTIVE

Principal Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Mailing Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004 UN

Registered Agent Name & Address

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Authorized Person(s) Detail

Name & Address

Title AMBR

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Title Secretary

LEVI, MAIMON
275 Bryan rd.
Dania Beach, FL 33004

Annual Reports

Report Year	Filed Date

2022	01/29/2022

Document Images

01/29/2022 -- ANNUAL REPORT	View image in PDF format
08/04/2021 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3535 SW 52ND AVENUE LLC CASE NO. 6233
%TL MANAGEMENT LLC

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3535 SW 52 AVENUE, PEMBROKE PARK, FL. 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3535 SW 52 AVENUE, PEMBROKE PARK, FL. 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC AT 8:34 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization this 13 day of JUNE, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

3535 SW 52ND AVENUE
LLC %TL MANAGEMENT
LLC

3535 SW 52 AVE, PEMBROKE PARK, FL
33009 #The Plaza at Pembroke Park

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC 2071 FLATBUSH AVE#22 BROOKLYN, NY 11234	6233	05/23/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC 2071 FLATBUSH AVE#22 BROOKLYN, NY 11234	514230130330	
Legal Description:	**AKA:**	
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25A LESS W 15 FOR RD	3535 SW 52 AVE, PEMBROKE PARK, FL 33009 #The Plaza at Pembroke Park	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERKS OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

06/03/2022 08:34

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

3535 SW 52ND AVENUE
LLC %TL MANAGEMENT
LLC

3535 SW 52 AVE, PEMBROKE PARK, FL
33009 #The Plaza at Pembroke Park

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC 2071 FLATBUSH AVE#22 BROOKLYN, NY 11234	6233	05/23/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
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Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25A LESS W 15 FOR RD	3535 SW 52 AVE, PEMBROKE PARK, FL 33009 #The Plaza at Pembroke Park

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

428HEALTHCARE

4601 Sheridan St, Suite 301
Hollywood, FL 33021
(954) 488-2125

05/16/2022

Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

RE: 3535 SW 52ND AVENUE LLC / Case No.: 6233

Special Magistrate,

We have been working hard to correctly address each and every violation and only just received comments back from the most recent site visit by the Code Enforcement Officer. We already have a plan in motion to comply with her remarks so that we can satisfy this list of violations completely within the next 90 days.

Due to the poor condition the roof was in, we were advised to replace it instead of attempting to repair it. We quickly obtained multiple quotes and hired a roofer to replace the entire roof which is 43,125 sq ft.

Attached is a letter from our roofer outlining all that we've accomplished and a timeline with an approx. schedule to complete his scope of work.

Despite all the hurdles and supply issues that are commonplace in almost every industry today, we are moving forward quickly to correct each violation as best as possible. We hope that our progress is satisfying to the Special Magistrate and that we'll be granted an additional 90-day extension to complete the remaining violations.

We thank you for your understanding in this matter and look forward to hearing from you.

Yoni Meyer
Operations
428 Health Care
(561) 334-4997

AFFORDABLE CONTRACTORS, INC
South Florida's Roofing Experts

285 N.E. 185th Street Ste. #24 CGC 014838
Miami, Florida 33179 CCC 1325963

Dade: (305) 652-0300

WWW.AFFORDABLEROOFINGCONTRACTORS.COM

April 28, 2022

Plaza of Hallandale Beach ALF
3535 S. W. 52nd Avenue
Pembroke Park, Florida 33023

Regarding Re-roofing Permit # 2211606-0 (Application Number: 95185)

Dear Mr. Meyer:

Perhaps we did not fully explain the permit application process to you previously. Let me state the following:

The contract between our firms was approved on January 31, 2022. It was funded on February 10, 2022. At that time, we proceeded to make up the permit application. Although our office makes up the permit application and associated paperwork, we use a permit processing firm (Speedy Permit Expediters, Inc.) to submit and follow up on our permit applications once they leave our office.

In Broward County, most jurisdictions require a copy of the filed Notice of Commencement and the Asbestos Statement to be included with the original submittal of the permit application. The Asbestos section of the Broward County Department of Environment is very, very backed up with applications. Although the clerks say that a commercial application will be approved (or disapproved) within 2 weeks, this application took over 3 weeks for approval and issuance. You will note in the dates shown below that we applied for the roofing permit before the Asbestos Statement was approved, then upon approval, submitted the Asbestos Statement – to get this permit application moving at a faster pace. Luckily, the permit clerk who took in the roofing permit application did not object to our not having the Asbestos Statement included at the time of original application.

You will see below that within a week's time from funding, the permit application process started. I believe our firm acted quickly and without any delays that could be attributed to us. Any delays that were encountered were due to the different government offices being backed up with previously received permit applications.

The following are the critical dates concerning the above referenced permit:

Notice of Commencement Filing Date: 2/16/22
Broward County Asbestos Filing Date: 2/16/22
Broward County Asbestos Approval Date: 3/7/22
Permit Application Date: 3/4/22
Structural Approval Date: 3/8/22 (the application was approved as submitted; no corrections were required)
Planning & Zoning Approval Date: 4/4/22
Permit Issuance Date: 4/5/22

AFFORDABLE CONTRACTORS, INC
South Florida's Roofing Experts

285 N.E. 185th Street Ste. #24 CGC 014838
Miami, Florida 33179 CCC 1325963

Dade: (305) 652-0300

WWW.AFFORDABLEROOFINGCONTRACTORS.COM

Additional times that impact this project are:

1.) There is currently a serious shortage of all roofing materials.
2.) There is a national shortage of shingles. Our order has already been placed with our local supplier who has placed this order with the manufacturer.
3.) Currently, we are in line to receive materials when they arrive at our local distributor.
4.) The Jewish holiday of Passover occurred on 4/15/22 through 4/23/22 – obviously, we take these holiday days off.
5.) We believe that we should receive the first part of our "dry-in" material delivery on 5/5/22.
6.) We do need some minor time to finish our currently undertaken jobs. These jobs will be completed within 2 weeks – subject to dry weather.
7.) We plan to start your job on Monday, May 16, 2022 – if the material gets delivered. Your job will take (approximately) 90 days to complete (or perhaps less) – subject to dry weather.

If you need additional information, please let me know.

If you need me or someone else from our office to appear before a magistrate or other government official, we shall do so.

Sincerely,

Koby Litowich

Koby Litowich
Project Consultant

_____
Owners Initials

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

E&M PROPERTIES 2665 LLC/Sunshine Provisions

2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
E&M PROPERTIES 2665 LLC/Sunshine Provisions 2649 S PARK RD HALLANDALE BEACH, FL 33009	5771	05/26/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
E&M PROPERTIES 2665 LLC/Sunshine Provisions 2649 S PARK RD HALLANDALE BEACH, FL 33009	514229000068	

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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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.
3535 SW 52ND AVENUE LLC C/O TL MANAGEMENT LLC
Respondent(s)

Case No.: 6233

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: 3535 SW 52 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: 3535 SW 52ND AVENUE LLC C/O TL MANAGEMENT LLC, 3535 SW 52 AVE, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 30 13 0330

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25A LESS W 15 FOR RD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(c)(g)(k); 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(c)(g)(k); 5-105; 5-17. **WITHIN 90 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 $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of 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
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

PLAZA OF HALLANDALE BEACH
ASSISTED LIVING
3535 SW 52 AVE
PEMBROKE PARK, FL 33023

Site Address:

3535 SW 52 AVE, PEMBROKE PARK, FL 33009 #The Plaza at Pembroke Park

Date	3/3/2022 4:07:04 PM
Invoice #	24708
For	Code Enforcement Case# 6233

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

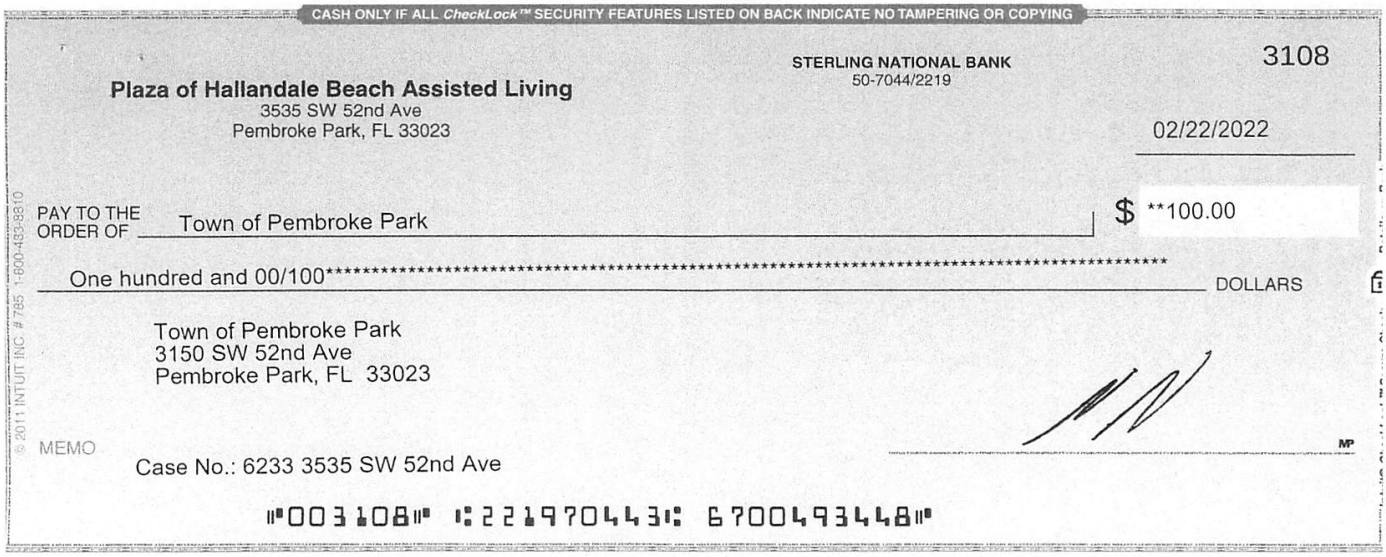
Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	5/18/2022		$250.00	0	$0.00
Admin Fixed	2/18/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
3/3/2022	Credit	$100.00
Total		$100.00

Balance **$0.00**



CASH ONLY IF ALL *CheckLock*™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Plaza of Hallandale Beach Assisted Living
3535 SW 52nd Ave
Pembroke Park, FL 33023

STERLING NATIONAL BANK
50-7044/2219

3108

02/22/2022

PAY TO THE ORDER OF Town of Pembroke Park

$ **100.00

One hundred and 00/100********** DOLLARS

Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

MEMO Case No.: 6233 3535 SW 52nd Ave

MP

© 2011 INTUIT INC. #7851 1-800-433-8810

⑈003108⑈ ⑆221970443⑆ 670049344 8⑈

Plaza of Hallandale Beach			3108
02/22/2022	Town of Pembroke Park		
		Case No.: 6233 3535 SW 52nd Ave	100.00

Sterling National Bank	Case No.: 6233 3535 SW 52nd Ave	100.00

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3535 SW 52ND AVENUE LLC
%TL MANAGEMENT LLC CASE NO. 6233

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3535 SW 52 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3535 SW 52 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC AT 11:14 A.M. ON THE 3 DAY OF FEBRUARY 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.

AFFIANT

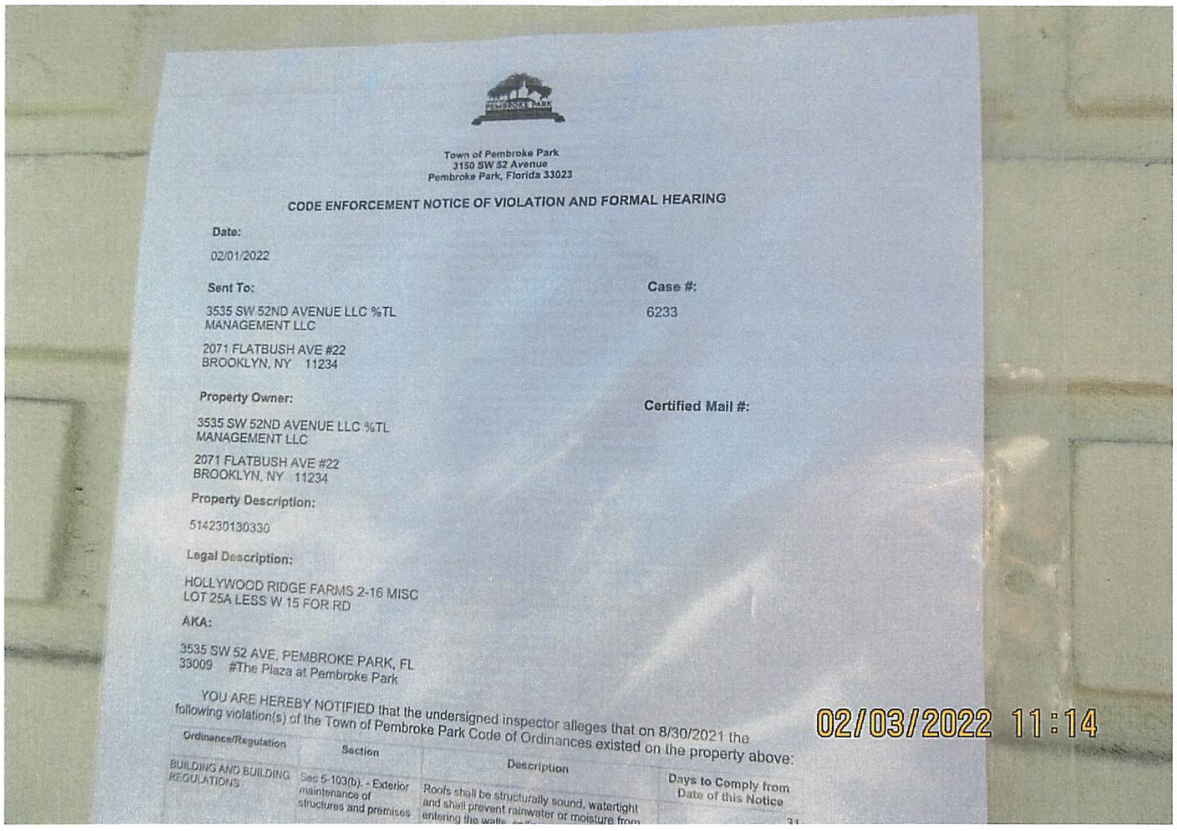
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


3535
02/03/2022 11:14


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
02/01/2022
Sent To:
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC
2071 FLATBUSH AVE #22
BROOKLYN, NY 11234
Case #:
6233
Property Owner:
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC
2071 FLATBUSH AVE #22
BROOKLYN, NY 11234
Certified Mail #:
Property Description:
514230130330
Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25A LESS W 15 FOR RD
AKA:
3535 SW 52 AVE, PEMBROKE PARK, FL
33009 #The Plaza at Pembroke Park
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103(b). - Exterior maintenance of structures and premises
Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from
02/03/2022 11:14

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC

2071 FLATBUSH AVE #22
BROOKLYN, NY 11234

Case #:

6233

Property Owner:

3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC

2071 FLATBUSH AVE #22
BROOKLYN, NY 11234

Certified Mail #:

Property Description:

514230130330

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25A LESS W 15 FOR RD

AKA:

3535 SW 52 AVE, PEMBROKE PARK, FL 33009 #The Plaza at Pembroke Park

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	31

BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

1. Exterior sign requires maintenance (i.e. wash, treatment, repair, paint, etc.).
2. Exterior roof requires maintenance (i.e. wash, treatment, repair, paint, etc.).
3. Exterior four walls and fence walls require maintenance (i.e. wash, treatment, repair, paint, etc.).
4. Exterior common areas require maintenance (i.e. wash, treatment, repair, paint, etc.).
5. Shed installed without a permit. Obtain plans, permit and inspections.
6. Wooden fence on back end of property installed without a permit. Obtain plans, permit and inspections.
7. Damaged chain-link fence requires repair.
8. Damaged poles in front of property requires repair.
9. Parking lot requires maintenance (i.e. wash, treatment, repair, paint, etc.). Obtain plans, permit and inspections for paving and restriping.
10. Monument sign requires maintenance (i.e. wash, treatment, repair, paint, etc.).

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 16th day of February, 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.

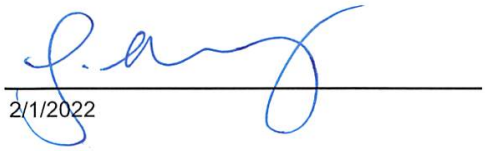
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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.

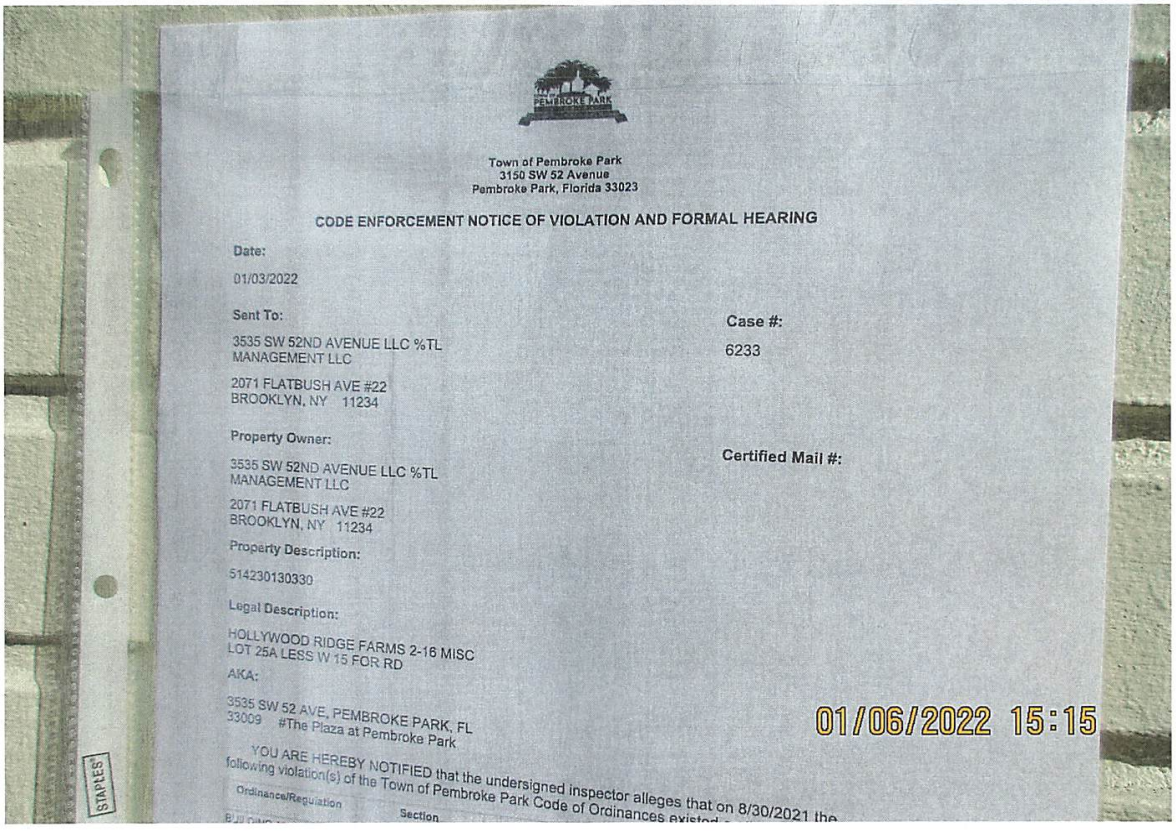
Joseline Ramirez

Chief Code Enforcement Officer



2/1/2022





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/03/2022

Sent To:

3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC

2071 FLATBUSH AVE #22
BROOKLYN, NY 11234

Case #:

6233

Property Owner:

3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC

2071 FLATBUSH AVE #22
BROOKLYN, NY 11234

Certified Mail #:

Property Description:

514230130330

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25A LESS W 15 FOR RD

AKA:

3535 SW 52 AVE, PEMBROKE PARK, FL
33009 #The Plaza at Pembroke Park

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed

Ordinance/Regulation	Section

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/03/2022

Sent To:

3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC

2071 FLATBUSH AVE #22
BROOKLYN, NY 11234

Case #:

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Property Owner:

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Property Description:

514230130330

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25A LESS W 15 FOR RD

AKA:

3535 SW 52 AVE, PEMBROKE PARK, FL 33009 #The Plaza at Pembroke Park

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	31

BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

1. Exterior sign requires maintenance (i.e. wash, treatment, repair, paint, etc.).
2. Exterior roof requires maintenance (i.e. wash, treatment, repair, paint, etc.).
3. Exterior four walls and fence walls require maintenance (i.e. wash, treatment, repair, paint, etc.).
4. Exterior common areas require maintenance (i.e. wash, treatment, repair, paint, etc.).
5. Shed installed without a permit. Obtain plans, permit and inspections.
6. Wooden fence on back end of property installed without a permit. Obtain plans, permit and inspections.
7. Damaged chain-link fence requires repair.
8. Damaged poles in front of property requires repair.
9. Parking lot requires maintenance (i.e. wash, treatment, repair, paint, etc.). Obtain plans, permit and inspections for paving and restriping.
10. Monument sign requires maintenance (i.e. wash, treatment, repair, paint, etc.).

Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of January, 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.

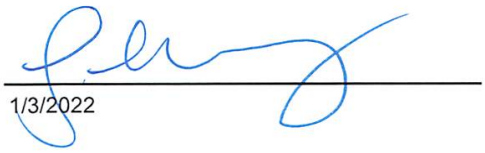
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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



1/3/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC 2071 FLATBUSH AVE #22 BROOKLYN, NY 11234	6233	08/30/2021

Property Owner:	Property Description:	Certified Mail #:
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC 2071 FLATBUSH AVE #22 BROOKLYN, NY 11234	514230130330	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25A LESS W 15 FOR RD	3535 SW 52 AVE, PEMBROKE PARK, FL 33009 #The Plaza at Pembroke Park

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	31

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

Notes/Means of Correction:

1. Exterior sign requires maintenance (i.e. wash, treatment, repair, paint, etc.).
2. Exterior roof requires maintenance (i.e. wash, treatment, repair, paint, etc.).
3. Exterior four walls and fence walls require maintenance (i.e. wash, treatment, repair, paint, etc.).
4. Exterior common areas require maintenance (i.e. wash, treatment, repair, paint, etc.).
5. Shed installed without a permit. Obtain plans, permit and inspections.
6. Wooden fence on back end of property installed without a permit. Obtain plans, permit and inspections.
7. Damaged chain-link fence requires repair.
8. Damaged poles in front of property requires repair.
9. Parking lot requires maintenance (i.e. wash, treatment, repair, paint, etc.). Obtain plans, permit and inspections for paving and restriping.
10. Monument sign requires maintenance (i.e. wash, treatment, repair, paint, etc.).

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


3535
02/03/2022 11:14


02/03/2022 11:14

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

WARNING NOTICE

Sent To:	Case #:	Date:
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC 2071 FLATBUSH AVE#22 BROOKLYN, NY 11234	5125	06/11/2020

Property Owner:	Property Description:
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC 2071 FLATBUSH AVE#22 BROOKLYN, NY 11234	514230130330

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25A LESS W 15 FOR RD	3535 SW 52 AVE, PEMBROKE PARK, FL 33009 #The Plaza at Pembroke Park

The inspection made of the listed premises this date discloses that you are in violation of the below listed section(s) of the Town of Pembroke Park Code of Ordinances:

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 (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	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

Notes/Means of Correction:

1. Exterior sign, roof, walls and common area need maintenance (pressure washing and treatment).
2. Prohibited sandwich sign - remove from property.

The Town of Pembroke Park has adopted a Code Enforcement Board procedure pursuant to the provisions contained in Chapter 7, Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes. Therefore, if the referenced violations are corrected within the time specified, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215. If the violations are not corrected within the time specified, you will be issued a formal Notice of Violation and a Hearing Notice to appear before the Code Enforcement Board.

***** You must call for an inspection of compliance to avoid further legal actions: (954) 966-4600 ext. 215 or (954) 966-4600.**

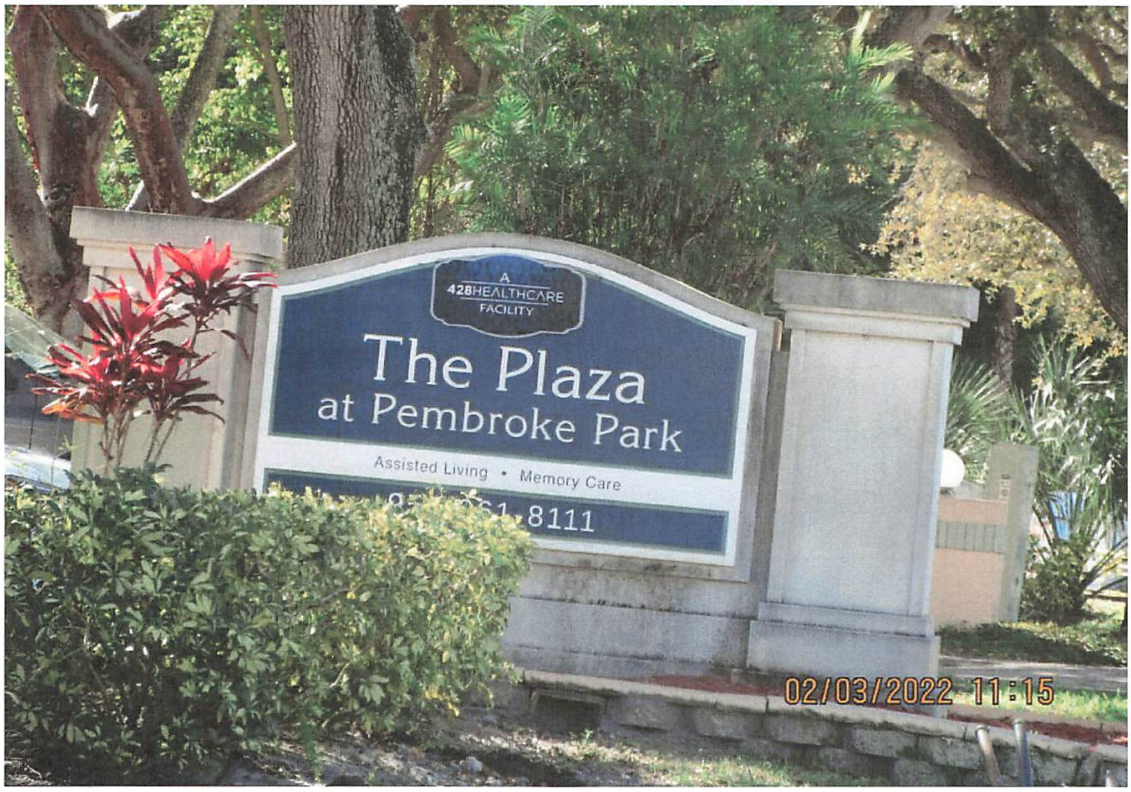
Joseline Ramirez

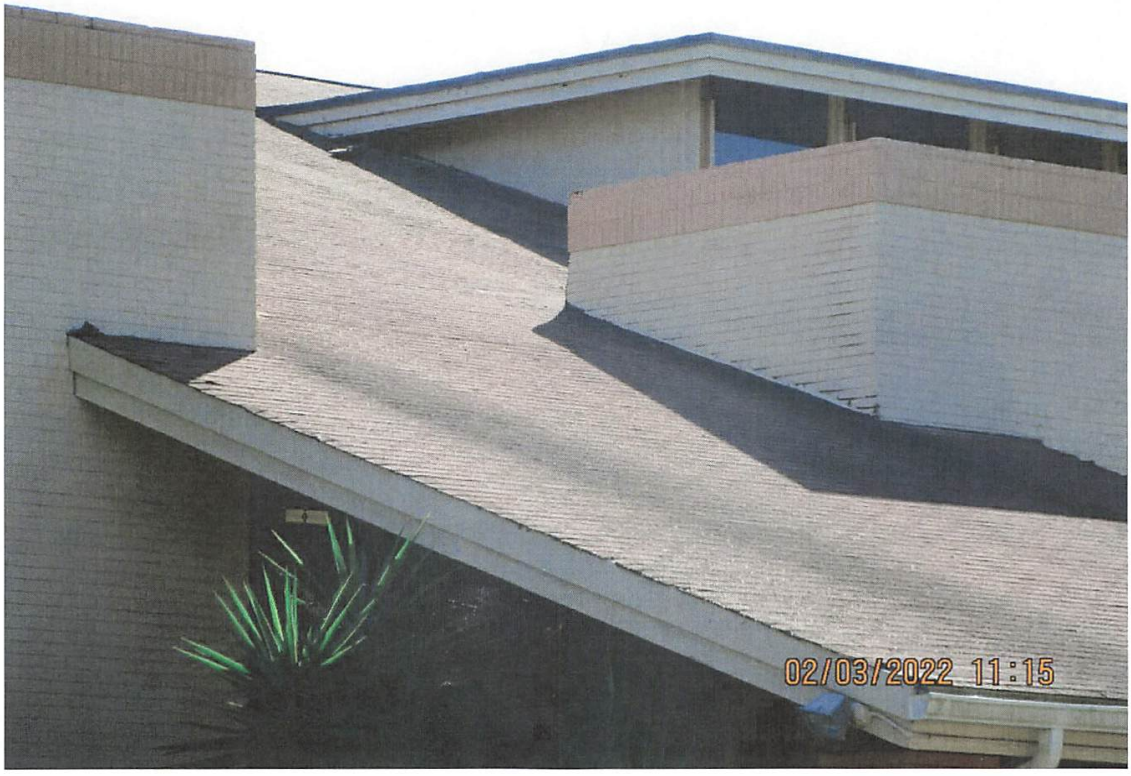
Code Enforcement Officer

Signature is not an admission of guilt but verification of receipt of this notice.


02/03/2022 11:15


The Plaza
02/03/2022 11:15


A
428HEALTHCARE
FACILITY
The Plaza
at Pembroke Park
Assisted Living • Memory Care
8111
02/03/2022 11:15


02/03/2022 11:15


02/03/2022 11:15


02/03/2022 11:15


02/03/2022 11:16


08/03/2020 00:13


08/03/2020 00:13


08/03/2020 00:13


08/03/2020 00:14


08/30/2021 15:21


08/30/2021 15:21


Citadel
The Plaza
at Pembroke Park
Assisted Living • Memory Care
954-961-8111
08/30/2021 15:22


Citadel
The Plaza
at Pembroke Park
Assisted Living • Memory Care
954-961-8111
08/30/2021 15:22


GUEST
PARKING
ONLY
08/30/2021 15:22


3535
08/30/2021 15:22

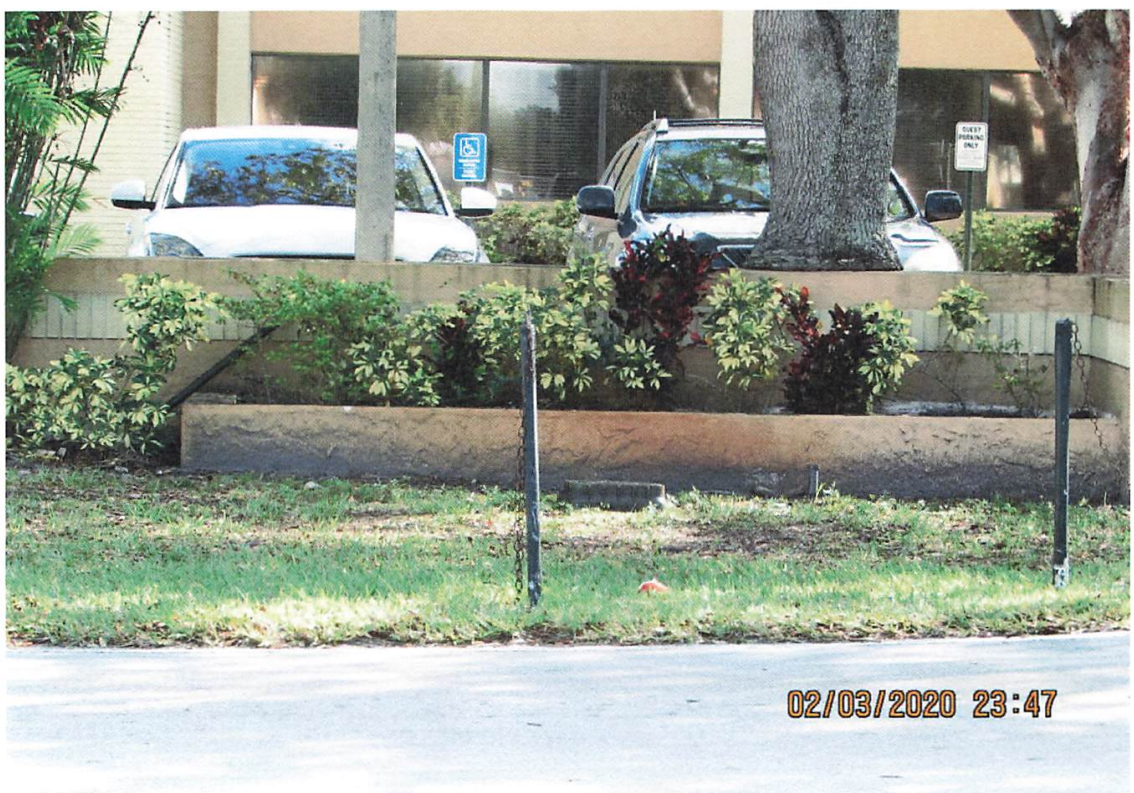

3535
02/03/2020 23:48


NO
STOPPING
SCHOOL
DAYS
7AM - 4PM
02/03/2020 23:48


02/03/2020 23:47


FIRE DEPT. CONNECTION
02/03/2020 23:48


STOPPING
SCHOOL
DAYS
7AM - 4PM
The Plaza
at Pembroke Park
Pop In...
ASSISTED
LIVING
02/03/2020 23:47


02/03/2020 23:47


02/03/2020 23:48

Case Overview

Property/Incident Information

Owner	Address	Site Address
BACKBONE HALLANDALE INVESTMENTS CORP	20900 NE 30 AVE STE 303 AVENTURA, FL 33180	2801 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6948 **Date Next Inspection** 6/15/2022

Notes VIOLATIONS/CORRECTIVE ACTIONS
1)The entire parking lot is damaged and needs repair/CORRECTIVE ACTION- Obtain plans and inspections for the required permit (954 966-4600 EXT-182) and then Repair/Re-seal the entire parking lot after
2)The entire parking lot needs to be re-striped/CORRECTIVE ACTION- Obtain plans and inspections for the required zoning permit and when the permit is issued then Re-stripe the entire parking lot
3)The parking bumpers are discolored/CORRECTIVE ACTION- Re-paint all parking bumpers

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/14/2022		Notice of Violation	Regular Mail
5/16/2022	6/15/2022	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(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: 6/15/2022
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: 6/15/2022
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: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/15/2022



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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)
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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
BACKBONE HALLANDALE INVESTMENTS CORP / RUAH STANLEY

Street and Apt. No.
20900 NE 30 AVE STE 303,

City, State, ZIP+4®
AVENTURA, FLM 33180
N.O.H #6948

PS Form 3800, A

USPS HILLCREST POSTAL STORE
MAY 24 2022
HOLLYWOOD FL 33021
Postmark Here

7021 1970 0000 4565 5745



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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
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Extra Services & Fees (check box, add fee as appropriate)
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- Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To
BACKBONE HALLANDALE INVESTMENTS CORP

Street and Apt. No.
2801 S PARK ROAD,

City, State, ZIP+4®
PEMBROKE PARK, FL, 33009
N.O.H #6948

PS Form 3800, A

USPS HILLCREST POSTAL STORE
MAY 24 2022
HOLLYWOOD FL 33021
Postmark Here

7021 1970 0000 4565 5738

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BACKBONE HALLANDALE INVESTMENTS CORP CASE NO. 6948

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2801 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2801 S PARK RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: BACKBONE HALLANDALE INVESTMENTS CORP INC AT 8:35 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

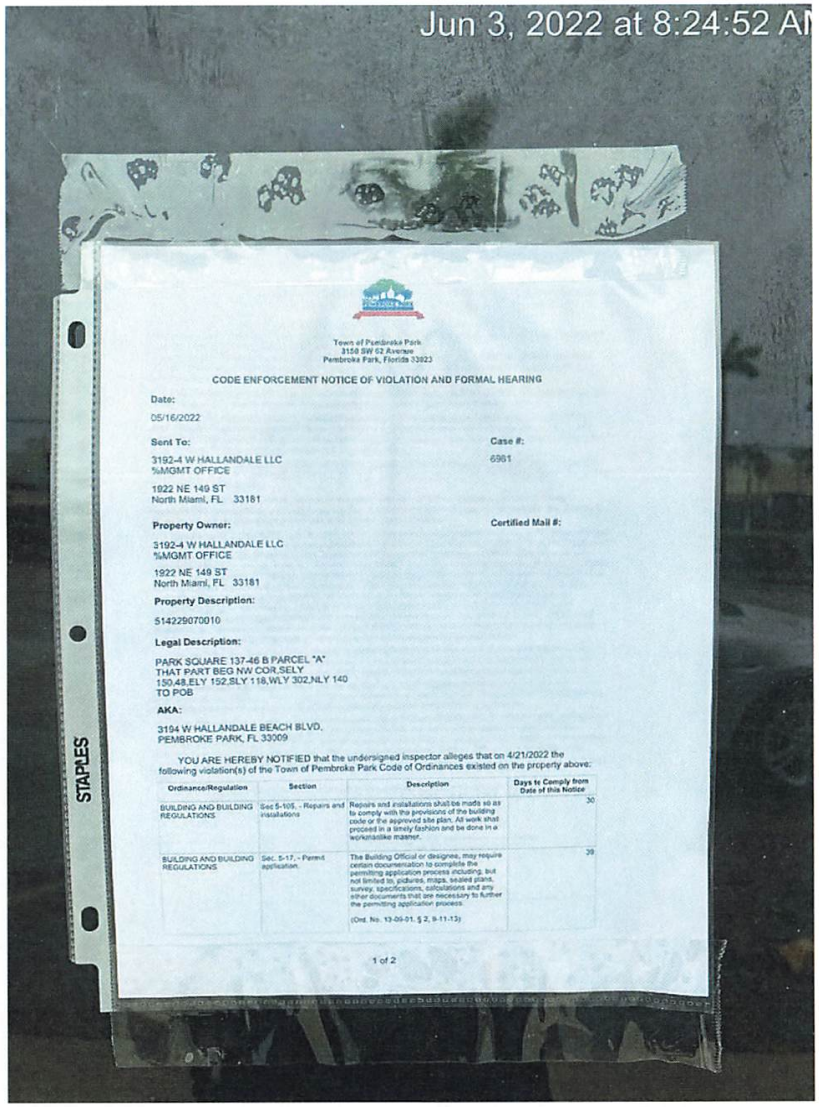
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of June, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

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.





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/16/2022

Sent To:
3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
North Miami, FL 33181

Case #:
6981

Property Owner:
3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
North Miami, FL 33181

Certified Mail #:

Property Description:
514229070010

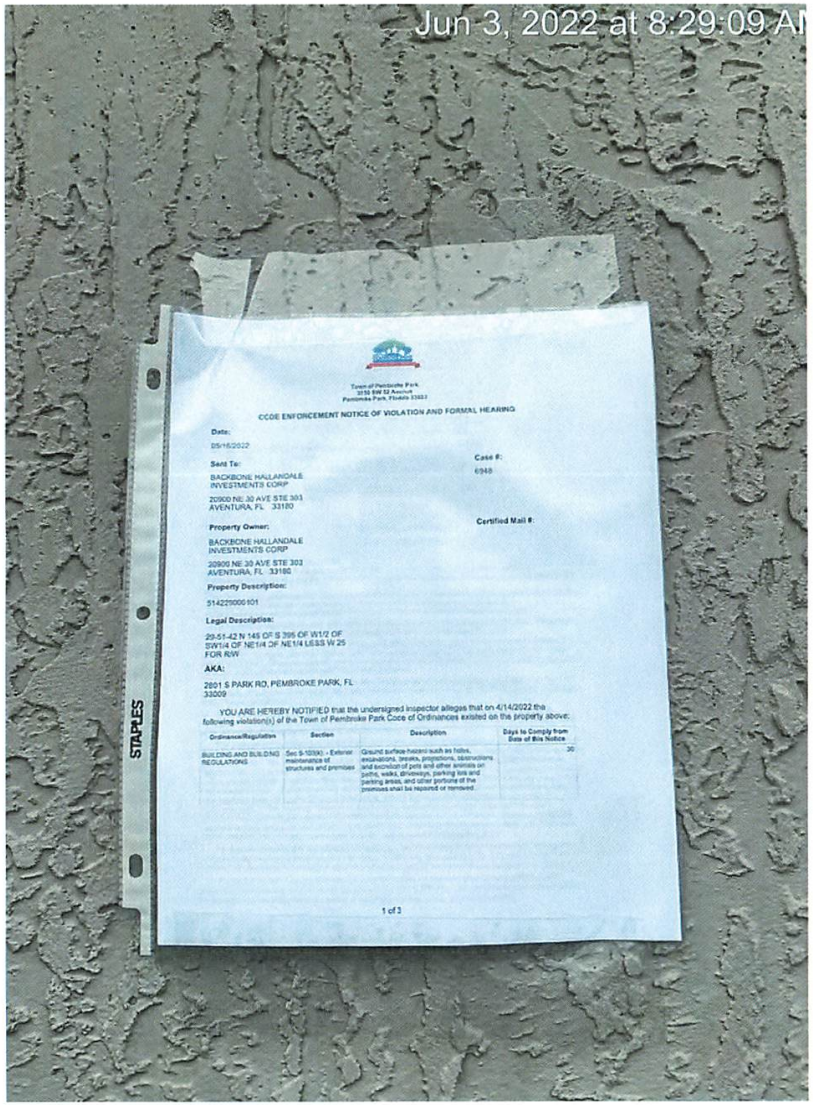
Legal Description:
PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48,ELY 152,SLY 118,WLY 302,NLY 140
TO POB

AKA:
3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/21/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1 of 2


Jun 3, 2022 at 8:29:09 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
05/16/2022
Case #:
6948
Sent To:
BACKBONE HALLANDALE INVESTMENTS CORP
20900 NE 30 AVE STE 303
AVENTURA, FL 33180
Certified Mail #:
Property Owner:
BACKBONE HALLANDALE INVESTMENTS CORP
20900 NE 30 AVE STE 303
AVENTURA, FL 33180
Property Description:
514229000101
Legal Description:
29-51-42 N 145 OF S 395 OF W1/2 OF SW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W
AKA:
2801 S PARK RD, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 9-103(k) - Exterior maintenance of structures and premises
Ground surface hazard such as holes, excavations, bevels, projections, obstructions and accretion 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
1 of 3
STAPLES


Jun 3, 2022 at 8:29:15 AM
2801





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/16/2022

Sent To:

BACKBONE HALLANDALE
INVESTMENTS CORP

20900 NE 30 AVE STE 303
AVENTURA, FL 33180

Case #:

6948

Property Owner:

BACKBONE HALLANDALE
INVESTMENTS CORP

20900 NE 30 AVE STE 303
AVENTURA, FL 33180

Certified Mail #:

Property Description:

514229000101

Legal Description:

29-51-42 N 145 OF S 395 OF W1/2 OF
SW1/4 OF NE1/4 OF NE1/4 LESS W 25
FOR R/W

AKA:

2801 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	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

VIOLATIONS/CORRECTIVE ACTIONS
1)The entire parking lot is damaged and needs repair/CORRECTIVE ACTION- Obtain plans and inspections for the required permit (954 966-4600 EXT-182) and then Repair/Re-seal the entire parking lot after
2)The entire parking lot needs to be re-striped/CORRECTIVE ACTION- Obtain plans and inspections for the required zoning permit and when the permit is issued then Re-stripe the entire parking lot
3)The parking bumpers are discolored/CORRECTIVE ACTION- Re-paint all parking bumpers

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of June, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

5/16/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BACKBONE HALLANDALE INVESTMENTS CORP 20900 NE 30 AVE STE 303 AVENTURA, FL 33180	6948	04/14/2022

Property Owner:	Property Description:	Certified Mail #:
BACKBONE HALLANDALE INVESTMENTS CORP 20900 NE 30 AVE STE 303 AVENTURA, FL 33180	514229000101	

Legal Description:	AKA:
29-51-42 N 145 OF S 395 OF W1/2 OF SW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W	2801 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	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

Notes/Means of Correction:

VIOLATIONS/CORRECTIVE ACTIONS
1)The entire parking lot is damaged and needs repair/CORRECTIVE ACTION- Obtain plans and inspections for the required permit (954 966-4600 EXT-182) and then Repair/Re-seal the entire parking lot after
2)The entire parking lot needs to be re-striped/CORRECTIVE ACTION- Obtain plans and inspections for the required zoning permit and when the permit is issued then Re-stripe the entire parking lot
3)The parking bumpers are discolored/CORRECTIVE ACTION- Re-paint all parking bumpers

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2801 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	BACKBONE HALLANDALE INVESTMENTS CORP
Mailing Address	20900 NE 30 AVE STE 303 AVENTURA FL 33180

ID #	5142 29 00 0101
Millage	0613
Use	48-01

Abbr Legal Description	29-51-42 N 145 OF S 395 OF W1/2 OF SW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$314,740	$2,885,900	$3,200,640	$3,200,640	
2021	$314,740	$2,617,520	$2,932,260	$2,932,260	$63,057.08
2020	$314,740	$2,601,060	$2,915,800	$2,915,800	$62,928.20

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,200,640	$3,200,640	$3,200,640	$3,200,640
Portability	0	0	0	0
Assessed/SOH	$3,200,640	$3,200,640	$3,200,640	$3,200,640
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	$3,200,640	$3,200,640	$3,200,640	$3,200,640

Sales History

Date	Type	Price	Book/Page or CIN
11/1/2019	WD-Q	$3,350,000	116152085
1/22/2009	JQT-T		45939 / 1108
2/27/2007	SD-D	$533,000	43696 / 1929
3/4/1999	WD	$740,000	29307 / 263
9/1/1985	WD	$650,000	12845 / 18

Land Calculations

Price	Factor	Type
$7.00	44,963	SF
Adj. Bldg. S.F. (Card, Sketch)		29309
Eff./Act. Year Built: 1975/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
BACKBONE HALLANDALE INVESTMENTS CORP.

Filing Information

Document Number	P19000065711
FEI/EIN Number	84-3505866
Date Filed	08/21/2019
State	FL
Status	ACTIVE

Principal Address

20900 NE 30TH AVENUE SUITE 303
AVENTURA, FL 33180

Mailing Address

20900 NE 30TH AVENUE SUITE 303
AVENTURA, FL 33180

Registered Agent Name & Address

RUAH, STANLEY
20900 NE 30TH AVENUE SUITE 303
AVENTURA, FL 33180

Officer/Director Detail

Name & Address

Title P

RUAH, STANLEY
20900 NE 30TH AVENUE SUITE 303
AVENTURA, FL 33180

Title VP

RUAH, MIKE
20900 NE 30TH AVENUE SUITE 303
AVENTURA, FL 33180

Title VP

RUAH, JACQUES

20900 NE 30TH AVENUE SUITE 303
AVENTURA, FL 33180

Title VP

LEVY, ARI
20900 NE 30TH AVENUE SUITE 303
AVENTURA, FL 33180

Annual Reports

Report Year	Filed Date
2020	03/03/2020
2021	02/02/2021
2022	03/15/2022

Document Images

03/15/2022 -- ANNUAL REPORT	View image in PDF format
02/02/2021 -- ANNUAL REPORT	View image in PDF format
03/03/2020 -- ANNUAL REPORT	View image in PDF format
08/21/2019 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

948

Hasler FIRST-CLASS MAIL
04/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:

BACKBONE HALLANDALE
INVESTMENTS CORP

20900 NE 30 AVE STE 303
AVENTURA, FL 33180

Case #:

6948

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

;948

Hasler FIRST-CLASS MAIL
04/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

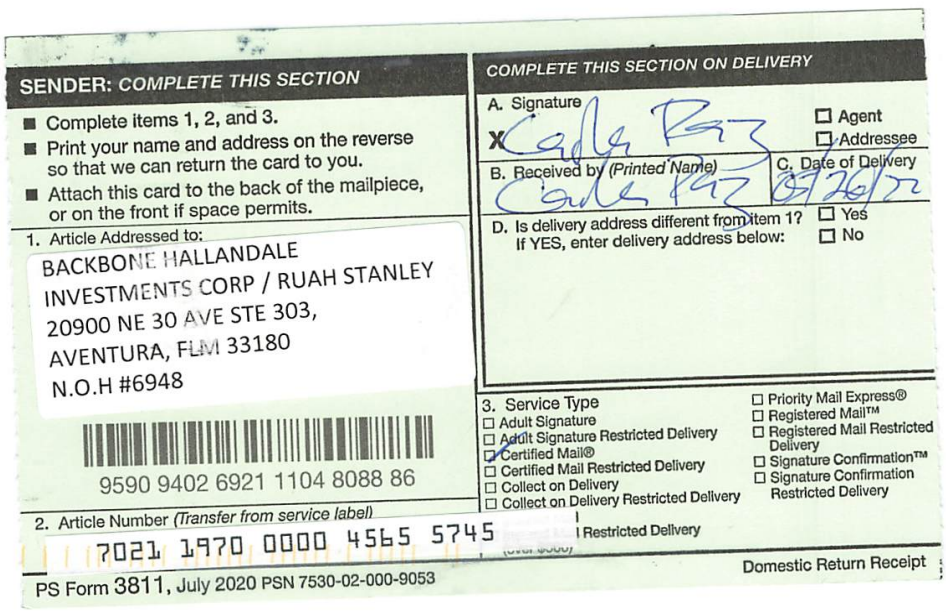
Rush, Stanley
20900 NE 30TH AVe Suite 303
AVentura, FL 33180

OF PEMBROKE PARK
) AVENUE • PEMBROKE PARK, FLORIDA 33023

6948

Hasler FIRST-CLASS MAIL
04/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

2801 S Park RD
Pembroke Park
FL, 33009



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BACKBONE HALLANDALE
INVESTMENTS CORP / RUAH STANLEY
20900 NE 30 AVE STE 303,
AVENTURA, FLM 33180
N.O.H #6948

9590 9402 6921 1104 8088 86

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 5745

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery
05/26/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


04/12/2022 10:34


04/12/2022 10:34


FOR LEASE
305 335 0128
2801
CODE ENFORCEMENT
04/12/2022 10:34

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANG REALTY INC	2030 S OCEAN DR 2007 HALLANDALE BEACH, FL 33009	2633 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6950 **Date Next Inspection** 6/15/2022

Notes VIOLATIONS/CORRECTIVE ACTIONS
1)The exterior wall in the back of this building has discoloration on it/CORRECTIVE ACTION-Remove all exterior wall discoloration
2)The parking lot in the back of this building is in disrepair/CORRECTIVE ACTION-Obtain plans and inspections for a permit (954 966 4600 EXT182). Once a permit is issued Repair/Re-seal the parking lot
3)The parking lot in the back of this building needs to be re-striped/Obtain plans and inspections for a zoning permit. Once a permit is issued re-stripe the parking lot

Documents Issued

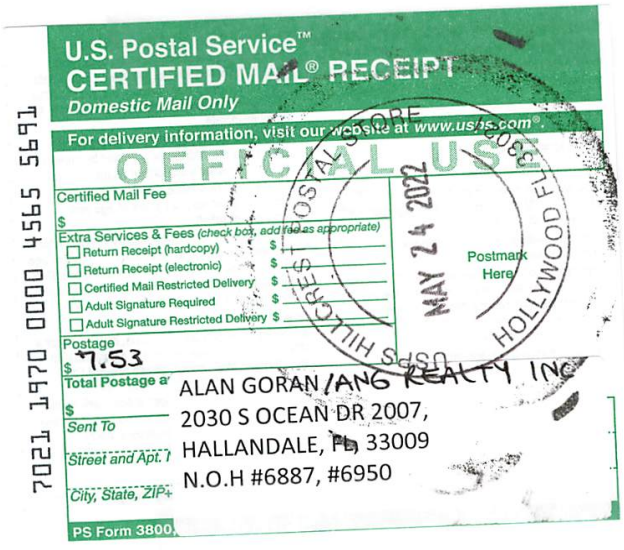
Date Issue	Hearing Date	Document Type	Delivery
4/14/2022		Notice of Violation	Regular Mail
5/16/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 6/15/2022
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: 6/15/2022
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: 6/15/2022
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: 6/15/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/15/2022



U.S. Postal Service™
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Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.53
Total Postage a
$
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Street and Apt. 7
City, State, ZIP+
PS Form 3800,
Postmark Here
MAY 24 2022
USPS HILLCREST STATION
HOLLYWOOD FL
ALAN GORAN /ANG REALTY INC
2030 S OCEAN DR 2007,
HALLANDALE, FL 33009
N.O.H #6887, #6950
7021 1970 0000 4565 5691



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
$
Extra Services & 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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Total Postage an
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Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,
Postmark Here
MAY 24 2022
HOLLYWOOD FL
ANG REALTY INC
2633 S PARK ROAD,
PEMBROKE PARK, FL, 33009
N.O.H #6887, #6950
7021 1970 0000 4565 5684

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ALAN GORAN/ANG REALTY INC
2030 S OCEAN DR 2007,
HALLANDALE, FL, 33009
N.O.H #6887, #6950

9590 9402 6921 1104 8088 31

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 5691

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANG REALTY INC CASE NO. 6950

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2633 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2633 S PARK RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: ANG REALTY INC AT 9:05 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

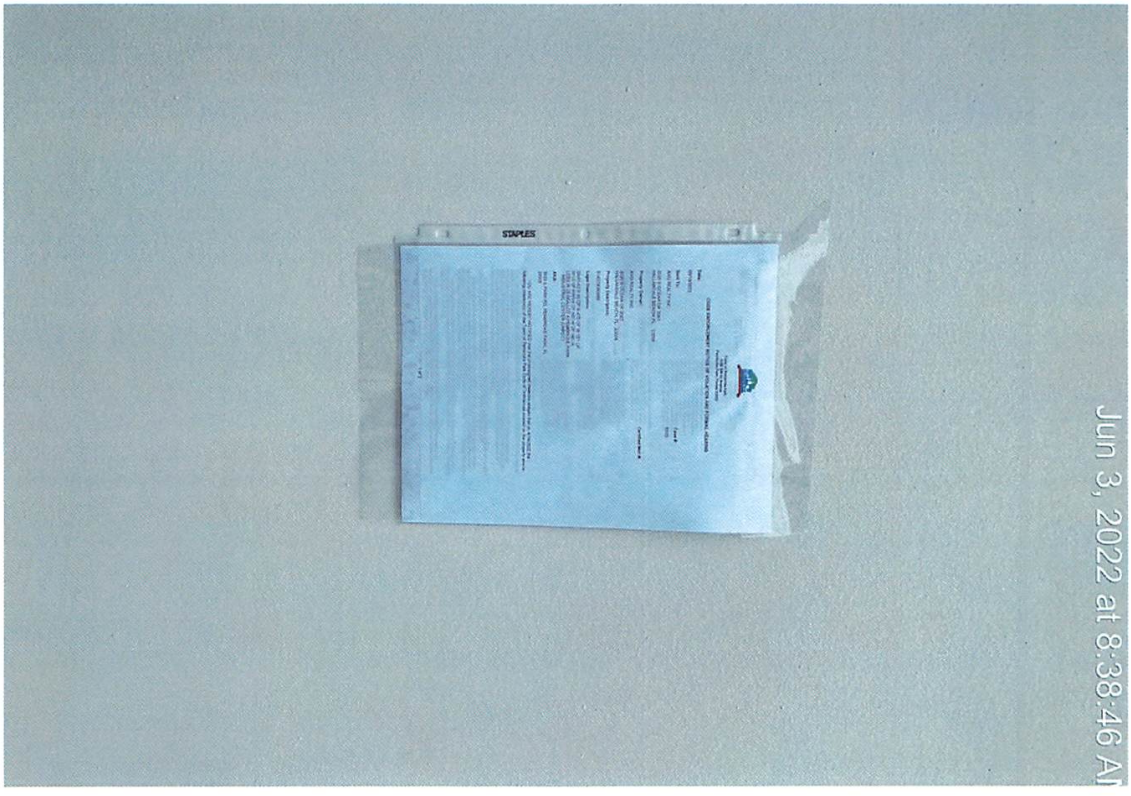
Erik Richwagen
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of June, 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.


STAPLES
Jun 3, 2022 at 8:38:46 AM


2633
TOW-AWAY
24 HRS ZONE 7 DAYS
UNAUTHORIZED VEHICLES OR
VESSELS WILL BE TOWED AWAY
AT OWNERS RISK & EXPENSE
ALL-WAYS TOWING & STORAGE
TOW $120 • STORAGE $24
954-496-6810




TOW-AWAY
ZONE


Jun 3, 2022 at 8:35:09 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/16/2022

Sent To:

ANG REALTY INC

2030 S OCEAN DR 2007
HALLANDALE BEACH, FL 33009

Case #:

6950

Property Owner:

ANG REALTY INC

2030 S OCEAN DR 2007
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000069

Legal Description:

29-51-42 S 50 OF N 475 OF W 181 OF
W1/2 OF NW1/4 OF NE1/4 OF NE1/4,
LESS W 25 AKA:LOT 4,PEMBROKE PARK
INDUSTRIAL CENTER (UNREC)

AKA:

2633 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	32
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	32
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	32
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	32
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	32

VIOLATIONS/CORRECTIVE ACTIONS
1)The exterior wall in the back of this building has discoloration on it/CORRECTIVE ACTION- Remove all exterior wall discoloration
2)The parking lot in the back of this building is in disrepair/CORRECTIVE ACTION-Obtain plans and inspections for a permit (954 966 4600 EXT182). Once a permit is issued Repair/Re-seal the parking lot
3)The parking lot in the back of this building needs to be re-striped/Obtain plans and inspections for a zoning permit. Once a permit is issued re-stripe the parking lot

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of June, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

5/16/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ANG REALTY INC 2030 S OCEAN DR 2007 HALLANDALE BEACH, FL 33009	6950	04/14/2022

Property Owner:	Property Description:	Certified Mail #:
ANG REALTY INC 2030 S OCEAN DR 2007 HALLANDALE BEACH, FL 33009	514229000069	

Legal Description:	AKA:
29-51-42 S 50 OF N 475 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS W 25 AKA:LOT 4,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2633 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	32
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	32

BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	32
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Notes/Means of Correction:

VIOLATIONS/CORRECTIVE ACTIONS
1)The exterior wall in the back of this building has discoloration on it/CORRECTIVE ACTION- Remove all exterior wall discoloration
2)The parking lot in the back of this building is in disrepair/CORRECTIVE ACTION-Obtain plans and inspections for a permit (954 966 4600 EXT182). Once a permit is issued Repair/Re-seal the parking lot
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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


2633
TOW-AWAY
24 ZONE 7
HRS DAYS
UNAUTHORIZED VEHICLES OR
VESSELS WILL BE TOWED AWAY
AT OWNERS RISK & EXPENSE
ALL-WAYS TOWING & STORAGE
TOW $120 • STORAGE $24
954-496-6810
04/12/2022 10:38


04/12/2022 10:38



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2633 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0069
Property Owner	ANG REALTY INC	Millage	0613
Mailing Address	2030 S OCEAN DR 2007 HALLANDALE BEACH FL 33009	Use	48-01
Abbr Legal Description	29-51-42 S 50 OF N 475 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS W 25 AKA:LOT 4,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$54,600	$488,160	$542,760	$542,760	
2021	$54,600	$444,730	$499,330	$499,160	$10,735.33
2020	$54,600	$469,160	$523,760	$453,790	$10,248.77

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$542,760	$542,760	$542,760	$542,760
Portability	0	0	0	0
Assessed/SOH	$542,760	$542,760	$542,760	$542,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$542,760	$542,760	$542,760	$542,760

Sales History

Date	Type	Price	Book/Page or CIN
2/27/2009	QCD-T	$100	46088 / 1852
7/15/2008	SWD-Q	$540,000	45601 / 612
1/15/2004	SWD	$330,000	36775 / 1331
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	7,800	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1970/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
ANG REALTY INC.

Filing Information

Document Number	P08000110472
FEI/EIN Number	26-4236764
Date Filed	12/23/2008
State	FL
Status	ACTIVE

Principal Address

2633 SOUTH PARK ROAD
Pembroke Park, FL 33009

Changed: 02/21/2015

Mailing Address

2030 S OCEAN DR
2007
HALLANDALE BEACH, FL 33009

Changed: 02/27/2011

Registered Agent Name & Address

GORAN, ALAN
2030 S OCEAN DR
2007
HALLANDALE, FL 33009

Name Changed: 02/27/2011

Address Changed: 02/27/2011

Officer/Director Detail

Name & Address

Title O

GORAN, ALAN N
2633 SOUTH PARK ROAD
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2020	02/06/2020
2021	03/13/2021
2022	02/12/2022

Document Images

02/12/2022 -- ANNUAL REPORT	View image in PDF format
03/13/2021 -- ANNUAL REPORT	View image in PDF format
02/06/2020 -- ANNUAL REPORT	View image in PDF format
02/16/2019 -- ANNUAL REPORT	View image in PDF format
01/14/2018 -- ANNUAL REPORT	View image in PDF format
02/22/2017 -- ANNUAL REPORT	View image in PDF format
01/19/2016 -- ANNUAL REPORT	View image in PDF format
02/21/2015 -- ANNUAL REPORT	View image in PDF format
03/09/2014 -- ANNUAL REPORT	View image in PDF format
02/10/2013 -- ANNUAL REPORT	View image in PDF format
03/10/2012 -- ANNUAL REPORT	View image in PDF format
02/27/2011 -- ANNUAL REPORT	View image in PDF format
04/25/2010 -- ANNUAL REPORT	View image in PDF format
07/16/2009 -- ANNUAL REPORT	View image in PDF format
12/23/2008 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

NoV-6950

Sent To:

ANG REALTY INC

2030 S OCEAN DR 2007
HALLANDALE BEACH, FL 33009

Case #:

6950

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

NoV-6950

2633 S Park RD
Pembroke Park, FL 33009

Case Overview

Property/Incident Information

Owner	Address	Site Address
3192-4 W HALLANDALE LLC %MGMT OFFICE	1922 NE 149 ST North Miami, FL 33181	3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6961 **Date Next Inspection** 6/15/2022

Notes VIOLATIONS/CORRECTIVE ACTIONS
1) UNIT 3194 IS DOING An INTERIOR BUILDING DEMO WITHOUT A PERMIT/CORRECTIVE ACTION- OBTAIN PLANS AND INSPECTIONS FOR A PERMIT AND CONTACT THE BUILDING DEPARTMENT (954 966 4600 EXT#182)
2)UNIT 3194 IS DOING An INTERIOR BUILDING RENOVATION WORK WITHOUT A PERMIT/CORRECTIVE ACTION- OBTAIN PLANS AND INSPECTIONS FOR A PERMIT AND CONTACT THE BUILDING DEPARTMENT (954 966 4600 EXT#182)
3)UNIT 3194 IS DOING An INTERIOR STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK WITHOUT A PERMIT/CORRECTIVE ACTION- 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
4/21/2022		Notice of Violation	Regular Mail
5/16/2022	6/15/2022	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: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/15/2022


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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
7.33
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800,
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
MAY 24 2022
Postmark Here
7021 1970 0000 4565 5776
3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST,
NORTH MIAMI, FL, 33181
N.O.H #6961


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For delivery information, visit our website at www.usps.com®.
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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
Street and Apt. No
City, State, ZIP+4
PS Form 3800,
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
MAY 24 2022
Postmark Here
7021 1970 0000 4565 5769
KENNETH ISRAEL
1922 NE 149TH STREET,
MANAGEMENT OFFICE,
NORTH MIAMI, FL, 33181
N.O.H #6961


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Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.33
Total Postage and Fe
Sent To
Street and Apt. No., c
City, State, ZIP+4
PS Form 3800, Apr
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
MAY 24 2022
Postmark Here
7021 1970 0000 4565 5752
3192-4 W HALLANDALE LLC
%MGMT OFFICE
3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009
N.O.H #6961

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3192-4 W HALLANDALE LLC %MGMT OFFICE CASE NO. 6961

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: 3192-4 W HALLANDALE LLC %MGMT OFFICE AT 9:05 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

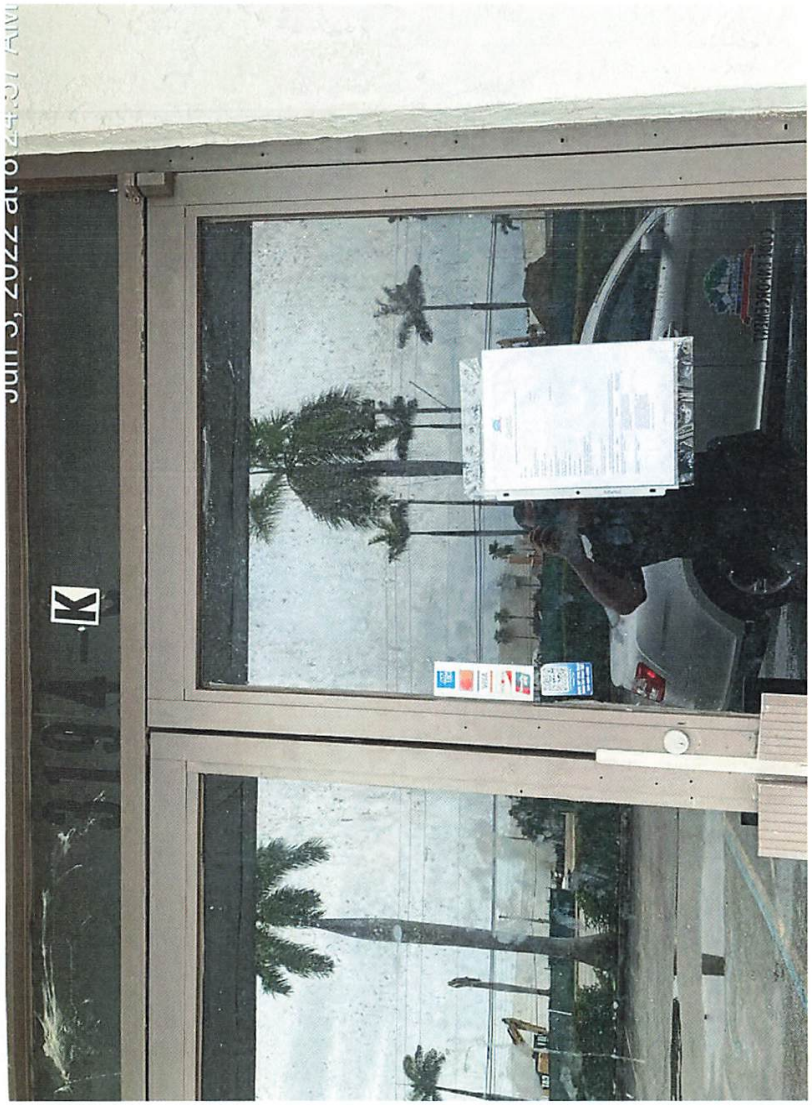
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

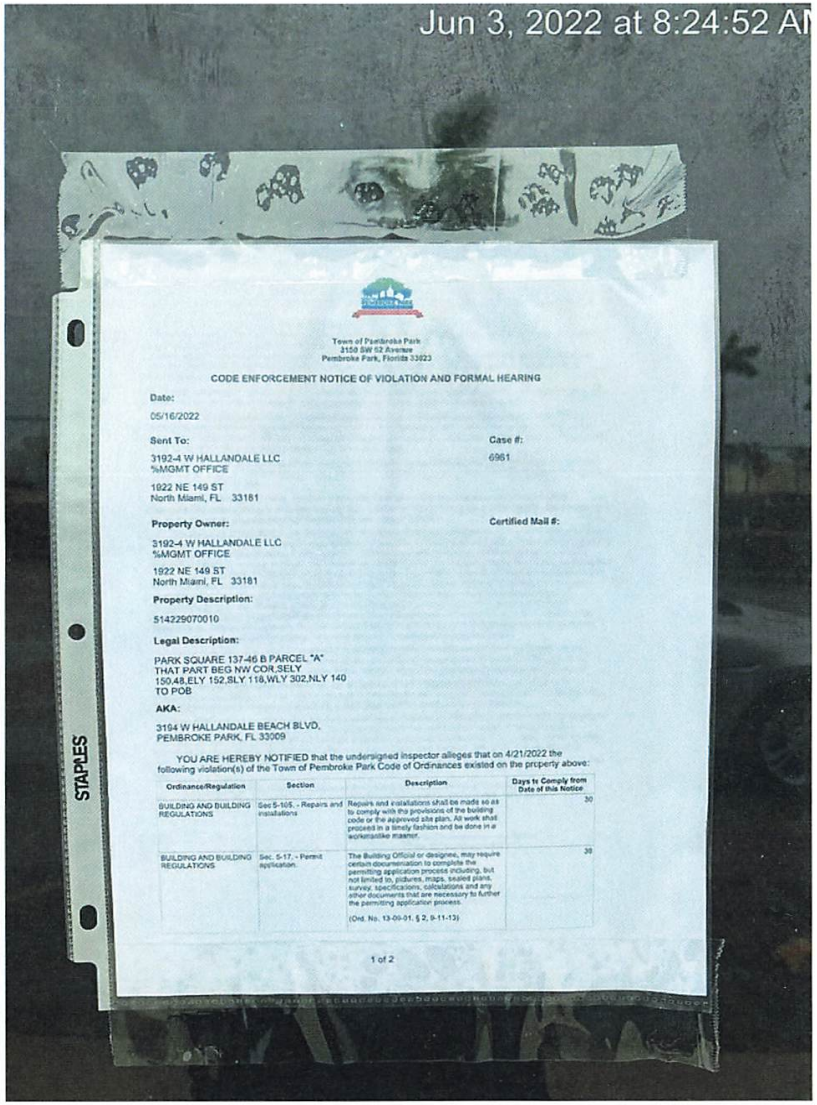
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of June, 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.


Jun 3, 2022 at 8:24:21 AM
3194


Jun 3, 2022 at 8:24:52 AM
STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
05/16/2022
Sent To:
3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
North Miami, FL 33181
Case #:
6961
Property Owner:
3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
North Miami, FL 33181
Certified Mail #:
Property Description:
514229070010
Legal Description:
PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150,48,ELY 152,SLY 118,WLY 302,NLY 140
TO POB
AKA:
3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/21/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
30
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.
(Ord. No. 13-09-01, § 2, 9-11-13)
30
1 of 2

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/16/2022

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
North Miami, FL 33181

Case #:

6961

Property Owner:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
North Miami, FL 33181

Certified Mail #:

Property Description:

514229070010

Legal Description:

PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48,ELY 152,SLY 118,WLY 302,NLY 140
TO POB

AKA:

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/21/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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VIOLATIONS/CORRECTIVE ACTIONS
1) UNIT 3194 IS DOING An INTERIOR BUILDING DEMO WITHOUT A PERMIT/CORRECTIVE ACTION- OBTAIN PLANS AND INSPECTIONS FOR A PERMIT AND CONTACT THE BUILDING DEPARTMENT (954 966 4600 EXT#182)
2)UNIT 3194 IS DOING An INTERIOR BUILDING RENOVATION WORK WITHOUT A PERMIT/CORRECTIVE ACTION- OBTAIN PLANS AND INSPECTIONS FOR A PERMIT AND CONTACT THE BUILDING DEPARTMENT (954 966 4600 EXT#182)
3)UNIT 3194 IS DOING An INTERIOR STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK WITHOUT A PERMIT/CORRECTIVE ACTION- 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 15th day of June, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

5/16/2022

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
3192-4 W. HALLANDALE LLC

Filing Information

Document Number	L21000436811
FEI/EIN Number	87-3084821
Date Filed	10/05/2021
State	FL
Status	ACTIVE

Principal Address

3192-3194 W Hallandale Bch Blvd
Pembroke Park, FL 33009

Changed: 03/11/2022

Mailing Address

1922 NE 149TH STREET, MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

Registered Agent Name & Address

ISRAEL, KENNETH
1922 NE 149TH STREET, MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

Authorized Person(s) Detail

Name & Address

Title MGR

ISRAEL, KENNETH
1922 NE 149TH STREET, MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

Annual Reports

Report Year	Filed Date
2022	03/11/2022

Document Images

03/11/2022 -- ANNUAL REPORT View image in PDF format

10/05/2021 -- Florida Limited Liability	View image in PDF format

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
North Miami, FL 33181

Case #:

6961

Date:

04/21/2022

Property Owner:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
North Miami, FL 33181

Property Description:

514229070010

Certified Mail #:

Legal Description:

PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB

AKA:

3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

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Notes/Means of Correction:

VIOLATIONS/CORRECTIVE ACTIONS
1) UNIT 3194 IS DOING An INTERIOR BUILDING DEMO WITHOUT A PERMIT/CORRECTIVE ACTION- OBTAIN PLANS AND INSPECTIONS FOR A PERMIT AND CONTACT THE BUILDING DEPARTMENT (954 966 4600 EXT#182)
2)UNIT 3194 IS DOING An INTERIOR BUILDING RENOVATION WORK WITHOUT A PERMIT/CORRECTIVE ACTION- OBTAIN PLANS AND INSPECTIONS FOR A PERMIT AND CONTACT THE BUILDING DEPARTMENT (954 966 4600 EXT#182)
3)UNIT 3194 IS DOING An INTERIOR STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK WITHOUT A PERMIT/CORRECTIVE ACTION- 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

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Anthony Ortiz

Name Anthony Ortiz

Date 04/21/2022

Site Address 3194 WHB BLVD

Case # _____

Hollandale Beach, FL

Sub/Park _____

Permit # _____

☒ *STOP ALL WORK
☒ No Building Permit
☐ Violation of Florida Building Code # _____
☒ Violation of Town Ordinance # 5-17, 5-105
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s) Building Demo without a Permit
Building Renovation without a Permit

Corrective Action(s)
obtain Plans and inspections for a permit

☒ Structural ☒ Plumbing ☒ Mechanical ☒ Electrical
☒ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215 ☒ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Erik Richwagen
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3194 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	3192-4 W HALLANDALE LLC %MGMT OFFICE
Mailing Address	1922 NE 149 ST NORTH MIAMI FL 33181

ID #	5142 29 07 0010
Millage	0613
Use	11-03

Abbr Legal Description	PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 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*	$435,160	$601,990	$1,037,150	$1,037,150	
2021	$435,160	$601,990	$1,037,150	$1,037,150	$22,303.51
2020	$435,160	$546,670	$981,830	$981,830	$21,189.67

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,037,150	$1,037,150	$1,037,150	$1,037,150
Portability	0	0	0	0
Assessed/SOH	$1,037,150	$1,037,150	$1,037,150	$1,037,150
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,037,150	$1,037,150	$1,037,150	$1,037,150

Sales History

Date	Type	Price	Book/Page or CIN
10/11/2021	QCD-T	$100	117651167
9/10/2021	WD*-E	$3,000,000	117581194
9/13/2021	DR*-T	$100	117581193
12/20/2010	SW*-D	$1,250,000	47603 / 616

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	39,560	SF
Adj. Bldg. S.F. (Card, Sketch)		12143
Eff./Act. Year Built: 1992/1991		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


04/21/2022 10:17


04/21/2022 10:17


04/21/2022 10:17


R19
04/21/2022 10:18


04/21/2022 10:18


04/21/2022 10:18


SIEMENS
04/21/2022 10:19


04/21/2022 10:19


04/21/2022 10:19

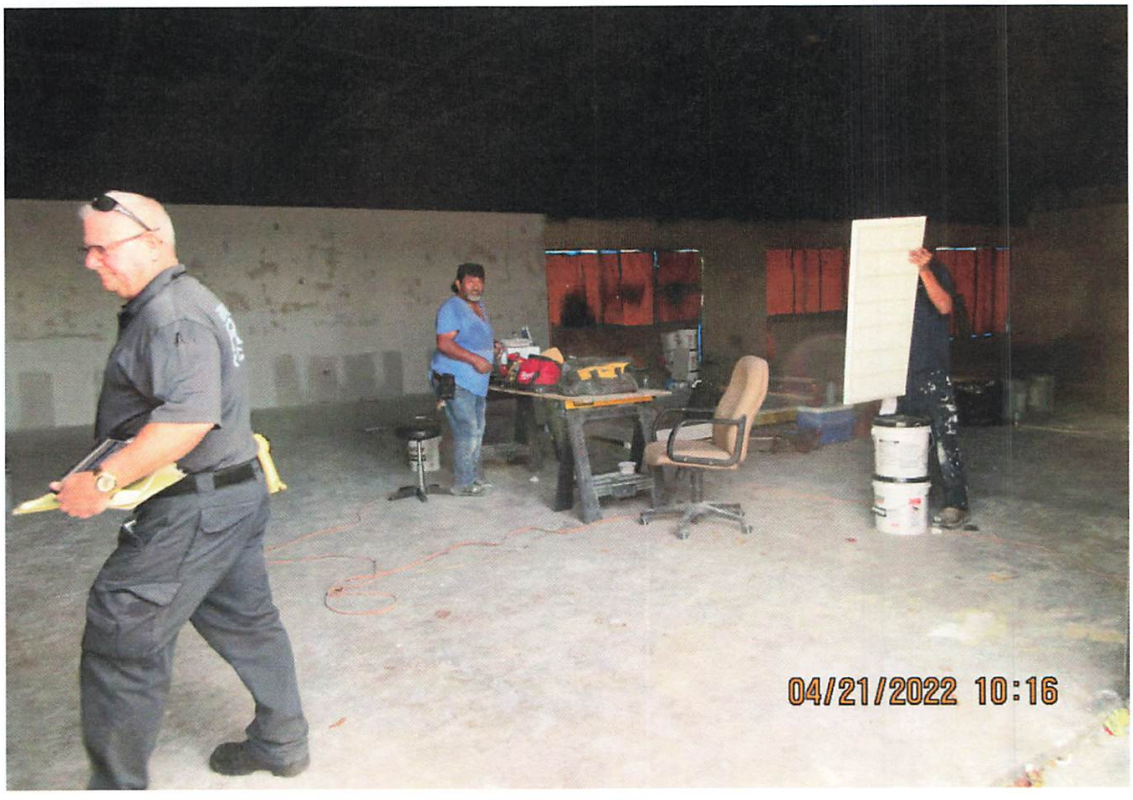

04/21/2022 10:42

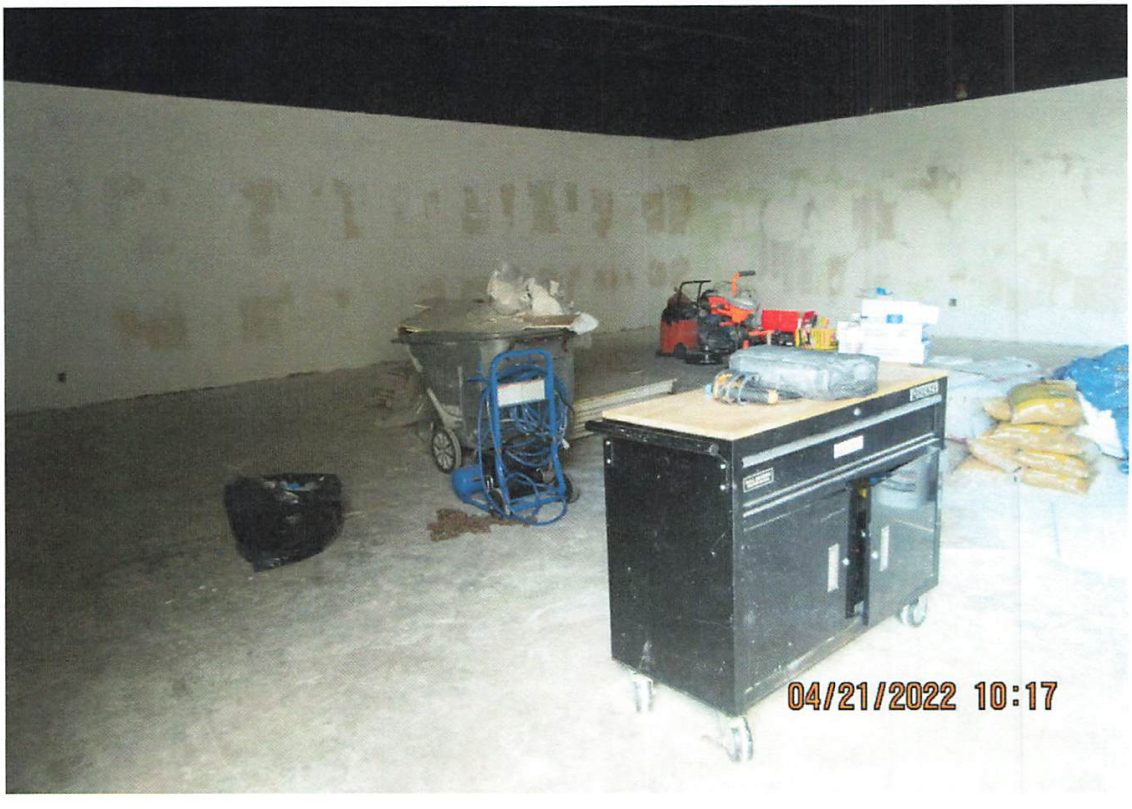

3194 K
04/21/2022 10:42


04/21/2022 10:16


04/21/2022 10:16


ELECTRICAL
SERVICESUNLIMITED
786-504-3628
esumiami.com
24
HOURS
04/21/2022 10:16


04/21/2022 10:16


04/21/2022 10:17


04/21/2022 10:17

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-6961

Hasler FIRST CLASS MAIL
04/25/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
North Miami, FL 33181

Case #:

6961

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/25/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

NoV-6961

Israel, Kenneth
1922 NE 149TH Street, management office
North Miami, FL 33181

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/25/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

NoV-6961

3192-4 W Hallandale LLC MGMT office
3194 W Hallandale Beach BLVD
Pembroke Park, FL 33009

Case Overview

Property/Incident Information

Owner	Address	Site Address
Lakeshore Mobile Home Park/Ana Sanchez	103 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Ana Sanchez - 103 David Drive

Legal Description

Case Status Open **Case #** 4770 **Date Next Inspection** 6/15/2022

Notes Patio in front of mobile home, alterations of doors in back of mobile home, shed in driveway, a/c in wall and fence completed without Building Permits. Mobile Home owner will need to obtain building permits for patio, addition, doors, shed, fence. Also will need to verify family occupancy of mobile home.

Double permit fee has been assessed for violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/4/2019		Notice of Violation	Hand Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/28/2021	4/13/2021	Final Order	Certified Mail
5/23/2022	6/15/2022	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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/15/2022
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: 6/15/2022

Fines

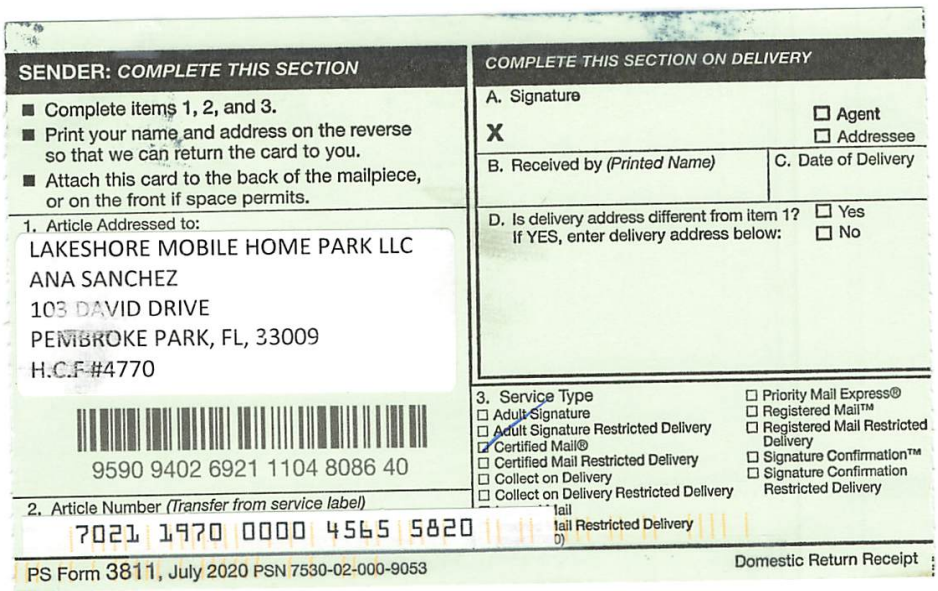
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$19,800.00

Case Overview

Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$19,900.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$19,900.00**



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
ANA SANCHEZ
103 DAVID DRIVE
PEMBROKE PARK, FL, 33009
H.C.F #4770

9590 9402 6921 1104 8086 40

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 5820

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

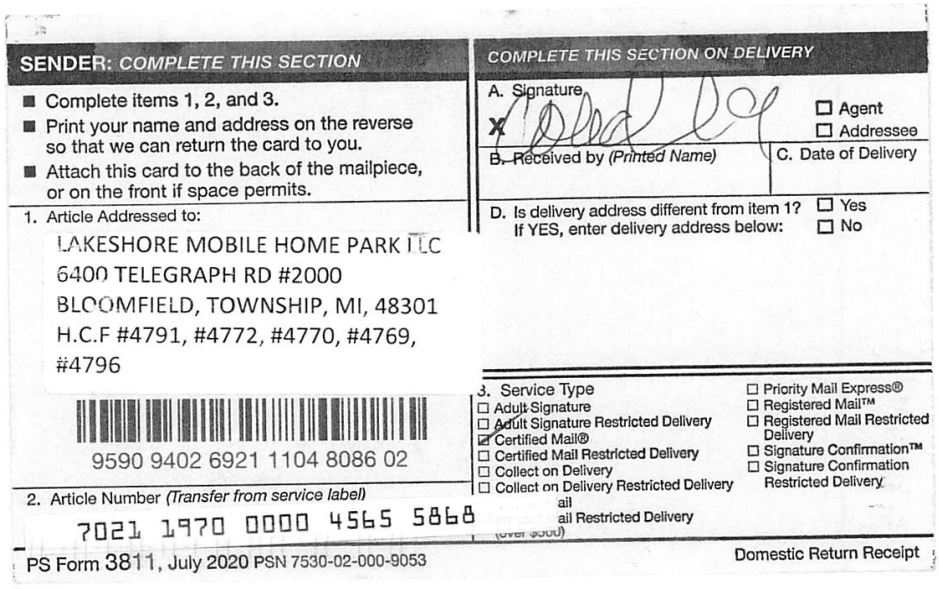
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ [illegible]ail
☐ [illegible]ail Restricted Delivery
[illegible]D)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD, TOWNSHIP, MI, 48301
H.C.F #4791, #4772, #4770, #4769, #4796

9590 9402 6921 1104 8086 02

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 5868

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery
- (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Apr
Postmark Here
MAY 24 2022
7021 1970 0000 4565 5820
LAKESHORE MOBILE HOME PARK LLC
2701 S PARK ROAD,
PEMBROKE PARK, FL, 33009
H.C.F #4791, #4772, #4770, #4769,
#4796


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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 Fe
Sent To
Street and Apt. No., o
City, State, ZIP+4®
PS Form 3800, April 2015
Postmark Here
MAY 24 2022
7021 1970 0000 4565 5868
LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD, TOWNSHIP, MI, 48301
H.C.F #4791, #4772, #4770, #4769,
#4796


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
MAY 24 2022
7021 1970 0000 4565 5820
LAKESHORE MOBILE HOME PARK LLC
ANA SANCHEZ
103 DAVID DRIVE
PEMBROKE PARK, FL, 33009
H.C.F #4770

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKESHORE MOBILE HOME PARK LLC/ANA SANCHEZ CASE NO. 4770

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 103 DAVID DRIVE PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS:103 DAVID DRIVE PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC/ANA SANCHEZ AT 10:15 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

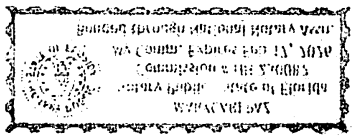
Erik Richwagen
AFFIANT

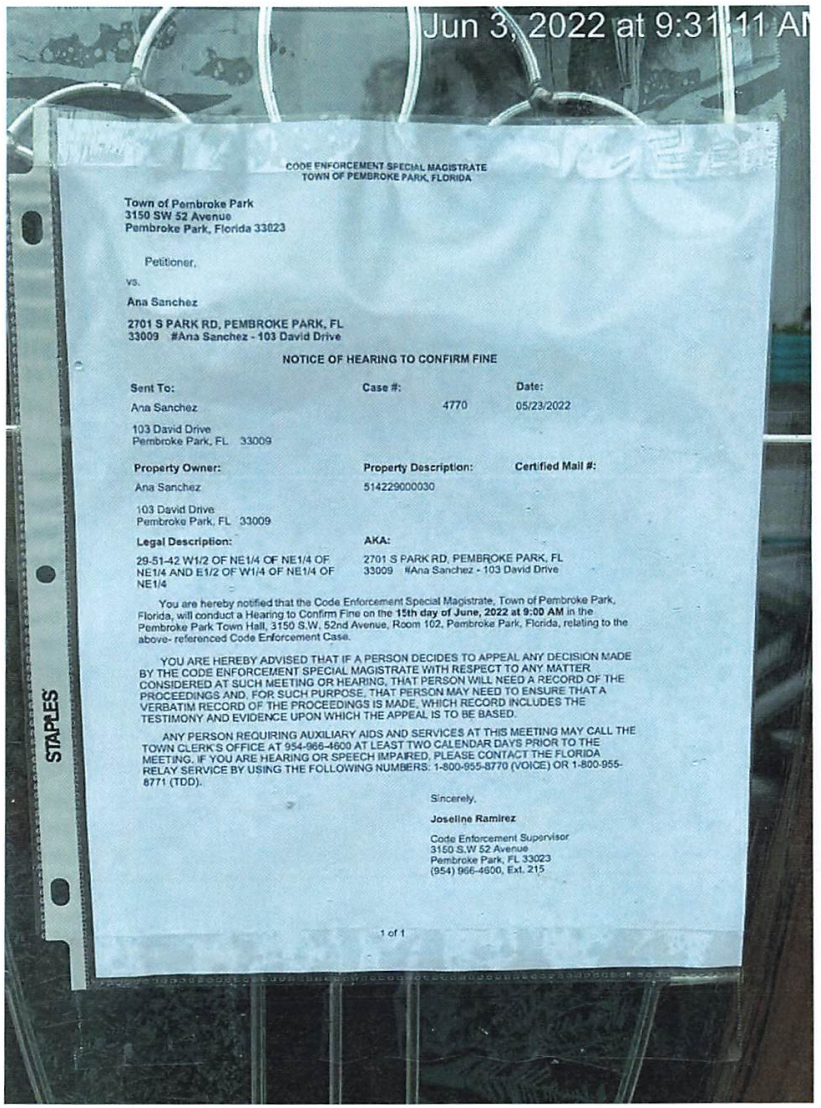
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of June, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

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 _____




Jun 3, 2022 at 9:31:11 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
Ana Sanchez
2701 S PARK RD, PEMBROKE PARK, FL
33009 #Ana Sanchez - 103 David Drive
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
Ana Sanchez
4770
05/23/2022
103 David Drive
Pembroke Park, FL 33009
Property Owner:
Property Description:
Certified Mail #:
Ana Sanchez
514229000030
103 David Drive
Pembroke Park, FL 33009
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 #Ana Sanchez - 103 David Drive
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 15th day of June, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1
STAPLES


Jun 3, 2022 at 9:31:18 AM
LOT 2
103

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Ana Sanchez

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Ana Sanchez - 103 David Drive

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Ana Sanchez	4770	05/23/2022
103 David Drive Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Ana Sanchez	514229000030	
103 David Drive Pembroke Park, FL 33009		

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 #Ana Sanchez - 103 David Drive

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2020	01/23/2020
2021	01/11/2021
2022	01/25/2022

Document Images

01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4770
ANA SANCHEZ

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: ANA SANCHEZ TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 103 DAVID DRIVE, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED ANA SANCHEZ. AT 1:43 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

Jeffrey Louis
AFFIANT

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

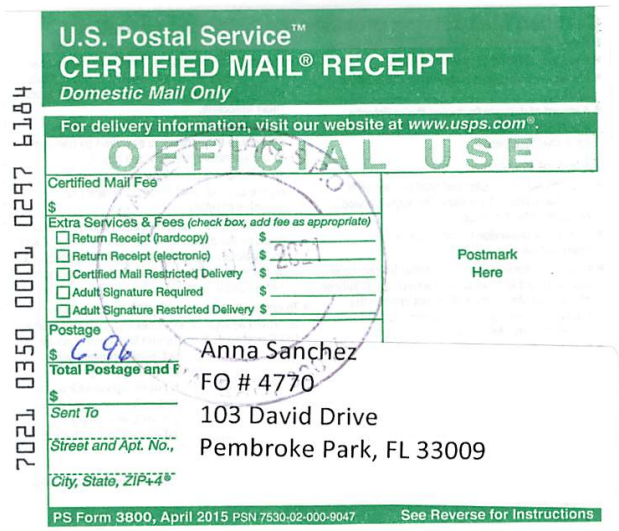
Signature of Notary ( )

(NOTARY SEAL) Name of Notary (Teressa Malcolm)

NOTARY PUBLIC STATE OF FLORIDA

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.96

Total Postage and F
$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

Postmark Here

Anna Sanchez
FO # 4770
103 David Drive
Pembroke Park, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6184

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
ANNA SANCHEZ
Respondent(s)

Case No.: 4770

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 103 DAVID DRIVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK, 2701 S. PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 28-272. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 28-272 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April, 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

April 27th, 2021.

NOTARY PUBLIC STATE OF FLORIDA

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida
Clerk to the Special Magistrate

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.


2021/04/05 13:45:37



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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
$ 6.96

Sent To ANA SANCHEZ
CURRENT TENANT/RESIDENT

Street and Apt. No. 103 DAVID DRIVE

City, State, ZIP+4 PEMBROKE PARK, FL 33009

4770

NOH 4770

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 2218

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ANA SANCHEZ
CURRENT TENANT/RESIDENT
103 DAVID DRIVE
PEMBROKE PARK, FL 33009

4770

NOH 4770

9590 9402 4839 9032 6955 67

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2218

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hallandale FL 33009

OFFICIAL USE

Certified Mail Fee $3.60

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $2.85 $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $2.00

Total Postage and $8.45

Sent To LAKESHORE MOBILE HOME PARK

Street and Apt. No. 2701 S PARK RD

City, State, ZIP+4 PEMBROKE PARK, FL 33009

0308
15
03/17/2021

PS Form 3800, A

7019 2280 0002 0486 2362

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 86

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2362

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X J. CR 7C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
3-25-2021

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
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt


103
2021/04/05 13:45:46


2021/04/05 13:46:01


2021/04/05 13:46:13


2021/04/05 13:46:23

7019 2280 0002 0486 1815

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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

Postmark Here

ANA SANCHEZ
103 DAVID DRIVE
PEMBROKE PARK, FL 33009

NOH #4770

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 5374

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage 6.90

Postmark Here

Ana Sanchez
103 David Drive
Pembroke Park, FL 33009

N.O.H. #4770

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:

Ana Sanchez
103 David Drive
Pembroke Park, FL 33009

N.O.H. #4770

9590 9402 4839 9032 6964 65

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5374

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) N.F
C. Date of Delivery 3/9

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- Mail Restricted Delivery
- 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt


07.09.2020 12:19


103
07.09.2020 12:19


07.09.2020 12:19

1-03-2020

Carta dirigida a:
Town Pembroke Park, Jeffrey Louis.

Casa # 4770

El motivo de esta carta es Para dejar Saber mi Preocupación acerca de los Problemas y violaciones que tengo que corregir en mi mobilee home, hubicada. en, Lakeshore MHP.
103 David Dr Hallandale beach FL.

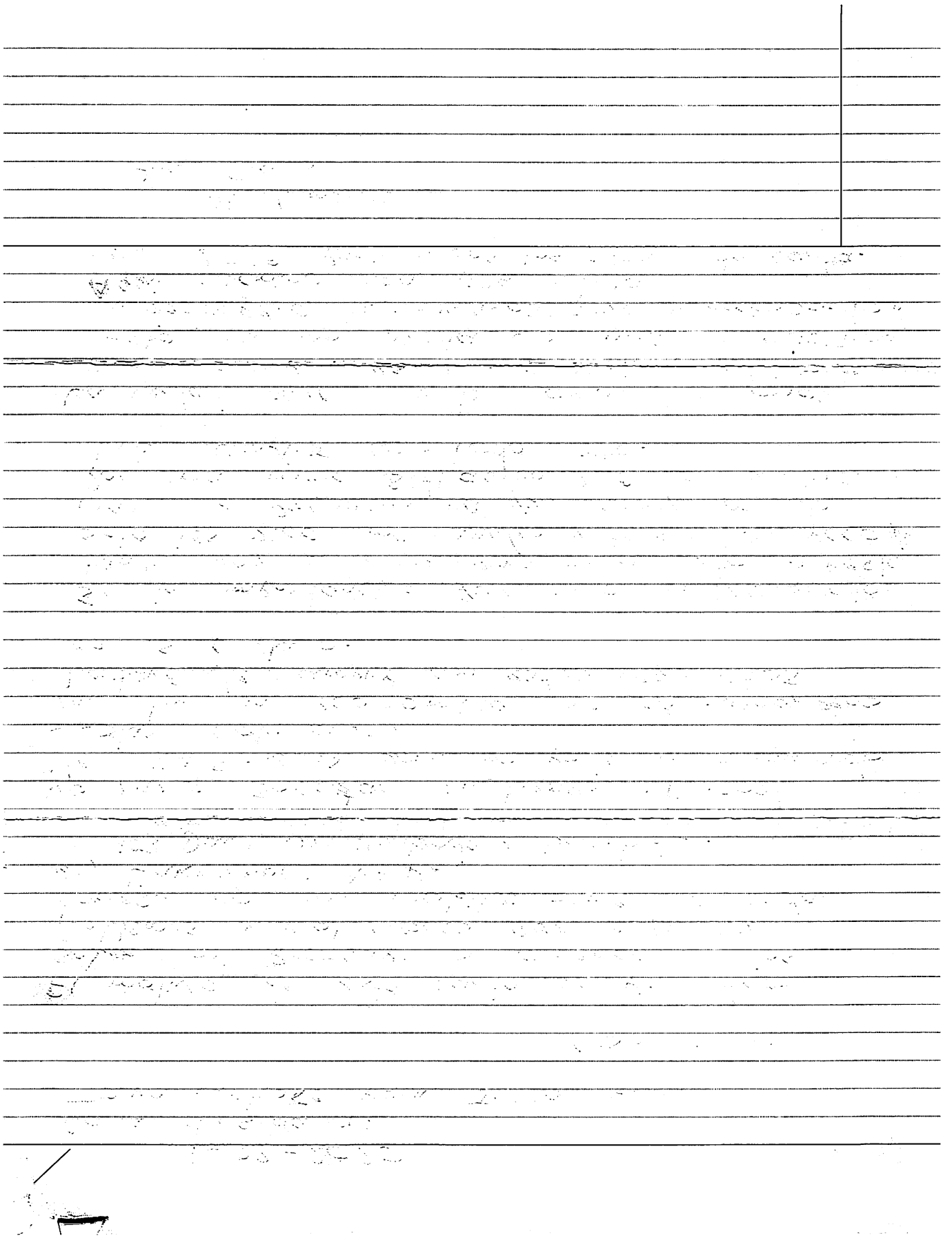
Yo quiero Solicitar un tiempo adicional de 4 a 5 meses para yo poder ir corriguiendo estas violaciones.
Mi situacion economica no es buena, pero trataré de cumplir con estos requicitos en este plazo.

Se la importancia que esto conllera, por lo tanto voy a luchar para tener esto en regla. solo les pido me ayuden y tengan un poco mas de Paciencia ya que estoy pasando Por una mala Situación, pero voy a esforsarme para cumplir con todo esto.

La verdad aquí en esta comunidad, Somos Personas Pobres y muy luchadoras.
Esto es un obstaculo mas en nuestras vidados, pero lucharemos para sobrepasarlo.
Aquí termino con esta carta.
Feliz 2020 para todos los q lean esta carta.

Atentamente
Ana Sanchez

AT-A-GLANCE®



CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

March 17, 2020

TO: ANA SANCHEZ
103 DAVID DRIVE
PEMBROKE PARK, FL 33009

LAKESHORE MOBILE HOME PARK
2701 S. PARK ROAD
PEMBROKE PARK, FL 33009

RE: TOWN OF PEMBROKE PARK v.
ANA SANCHEZ
CASE NO. 4770

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT BOARD MEETING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

THURSDAY, APRIL 16, 2020 AT 6:30 P.M.

If you have any questions, please contact our office at 954-966-4600, ext. 235.

Respectfully,

MARLEN MARTELL
Code Enforcement Board Clerk

MM/jl

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
Ana Sanchez 103 David Drive Pembroke Park, FL 33009	4770	3/5/2020 12:00:00 AM

Property Owner:	Property Description:
Ana Sanchez 103 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 #Ana Sanchez - 103 David Drive

Mailing Purposes Only

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2020

Sent To:

Ana Sanchez

103 David Drive
Pembroke Park, FL 33009

Case #:

4770

Property Owner:

Ana Sanchez

103 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 #Ana Sanchez - 103 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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

Patio in front of mobile home, alterations of doors in back of mobile home, shed in driveway, a/c in wall and fence completed without Building Permits. Mobile Home owner will need to obtain building permits for patio, addition, doors, shed, fence. Also will need to verify family occupancy of mobile home.

Double permit fee has been assessed for violation

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 19th day of March, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis

3/5/2020



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
Ana Sanchez 103 David Drive Pembroke Park, FL 33009	4770	12/4/2019 12:00:00 AM

Property Owner:	**Property Description:**
Ana Sanchez 103 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 #Ana Sanchez - 103 David Drive

Mailing Purposes Only

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Ana Sanchez 103 David Drive Pembroke Park, FL 33009	4770	12/04/2019
Property Owner:	**Property Description:**	**Certified Mail #:**
Ana Sanchez 103 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 #Ana Sanchez - 103 David Drive	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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

Notes/Means of Correction:

Patio in front of mobile home, alterations of doors in back of mobile home, shed in driveway, a/c in wall and fence completed without Building Permits. Mobile Home owner will need to obtain building permits for patio, addition, doors, shed, fence. Also will need to verify family occupancy of mobile home.

Double permit fee has been assessed for violation

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jeffrey Louis

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2020

Sent To:

Ana Sanchez

103 David Drive
Pembroke Park, FL 33009

Case #:

4770

Property Owner:

Ana Sanchez

103 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 #Ana Sanchez - 103 David Drive

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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 16th day of July, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

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You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis

6/30/2020



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
Ana Sanchez 103 David Drive Pembroke Park, FL 33009	4770	6/30/2020 12:00:00 AM

Property Owner:	**Property Description:**
Ana Sanchez 103 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 #Ana Sanchez - 103 David Drive

Mailing Purposes Only

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME ~~Wanda Frutgl~~ Ang Sanchez DATE 12/4 2019

SITE ADDRESS 103 David Drive

PERMIT # _____ SUB/PARK Lakeshore MHP Lot 2

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS Patio in front of mobile Home, Addition of doors in back of mobile, Shed in driveway A/C's and Fence completed without Building Permits.

Mobile Home owner will need Building Permits to Correct violation of patio, additions, doors, Shed with a demo permit to remove or Building permit to keep with plans.

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

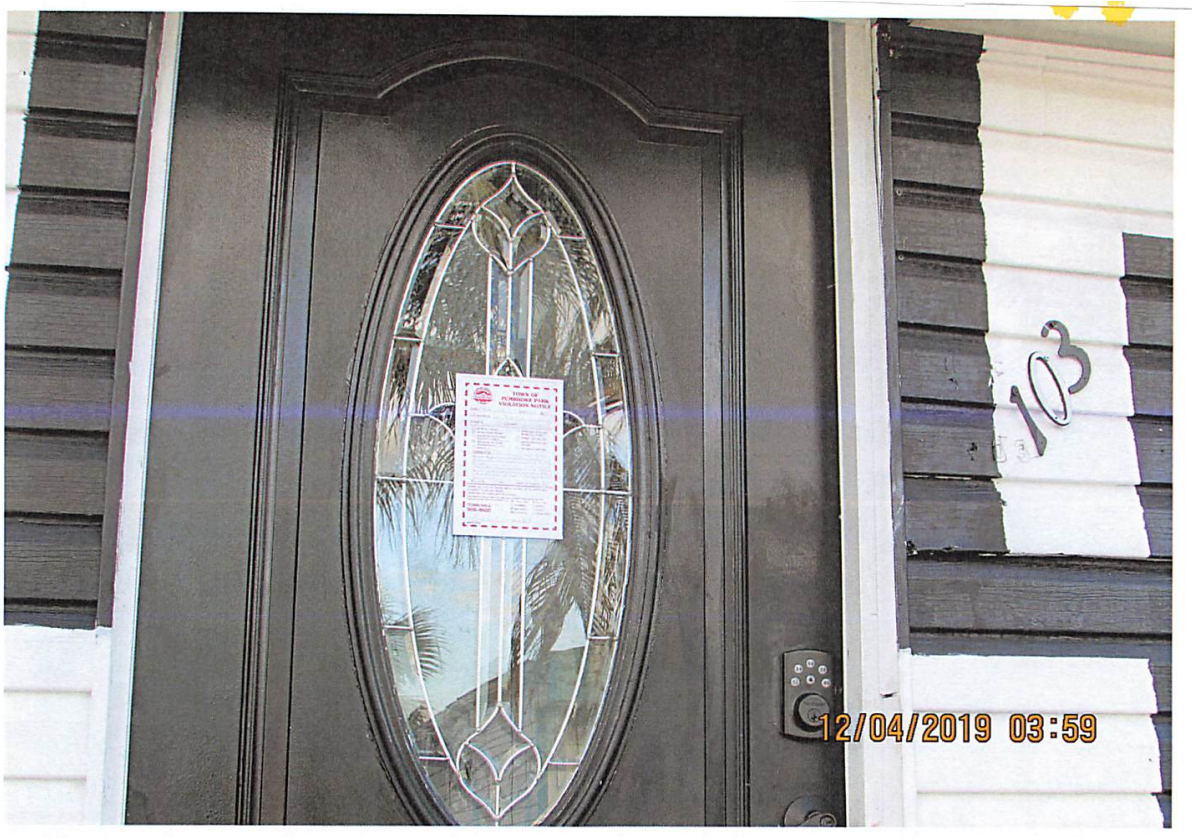
*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☒ STRUCTURAL
- ☒ CODE ENF.
- ☐ PLUMBING
- ☐ SEWER
- ☒ MECHANICAL
- ☐ ZONING
- ☒ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Louis INSPECTOR EXT. # 213

2019/12/04 15:02:11


103
12/04/2019 03:59


103
12/04/2019 03:49


12/04/2019 03:51


12/04/2019 03:51


12/04/2019 03:50


12/04/2019 03:50


12/04/2019 03:50


12/04/2019 03:50


12/04/2019 03:51


12/04/2019 03:51

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME ~~Wanda Cruz~~ Ang Sanchez DATE 12/4 2019

SITE ADDRESS 103 David Drive

PERMIT # _____ SUB/PARK Lakeshore MHP Lot 2

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
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- ☒ STRUCTURAL
- ☒ CODE ENF.
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- ☐ ZONING
- ☒ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Louis
INSPECTOR

EXT. # 213

2019/12/04 15:02:11

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ANNA SANCHEZ Respondent(s)	)	Case No.: 4770

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 103 DAVID DRIVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK, 2701 S. PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 28-272. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 28-272 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April, 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

April 27th, 2021.

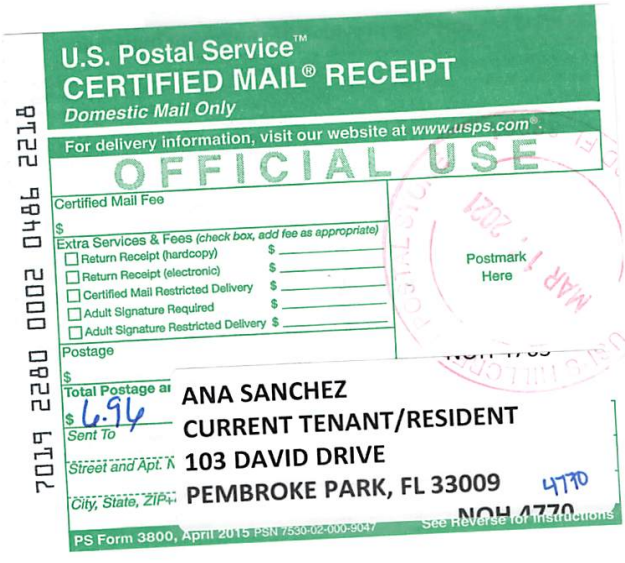
NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida
Clerk to the Special Magistrate

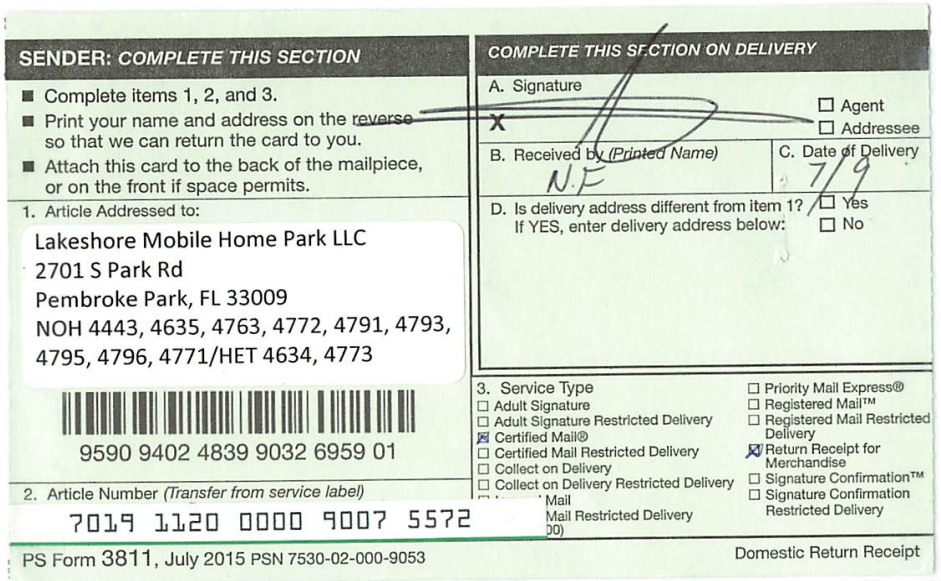
Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.


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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 6.90
Postmark Here
Ana Sanchez
103 David Drive
Pembroke Park, FL 33009
N.O.H. #4770
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7019 1120 0000 9007 5374


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
Postmark Here
ANA SANCHEZ
103 DAVID DRIVE
PEMBROKE PARK, FL 33009
NOH #4770
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7019 2280 0002 0486 1815


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
$ 6.96
Sent To
Street and Apt. No.
City, State, ZIP+4
ANA SANCHEZ
CURRENT TENANT/RESIDENT
103 DAVID DRIVE
PEMBROKE PARK, FL 33009
4770
NOH 4770
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7019 2280 0002 0486 2218


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage 8.60
Postmark Here
JUL - 2 2020
Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793,
4795, 4796, 4771/HET 4634, 4773
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7019 1120 0000 9007 5572



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793, 4795, 4796, 4771/HET 4634, 4773

9590 9402 4839 9032 6959 01

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 5572

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* N.F

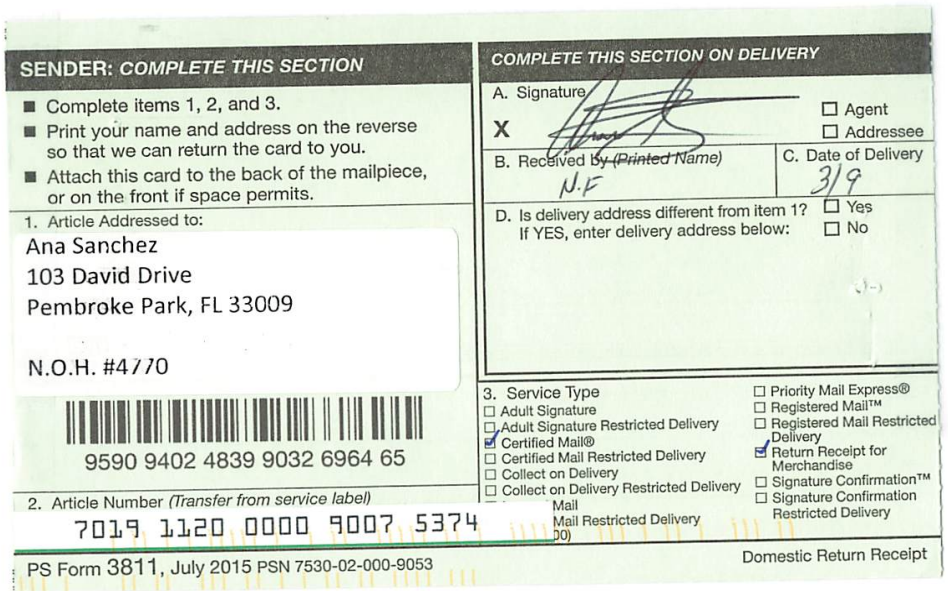
C. Date of Delivery 7/9

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- Mail Restricted Delivery
- 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 — Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ana Sanchez
103 David Drive
Pembroke Park, FL 33009

N.O.H. #4770

9590 9402 4839 9032 6964 65

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 5374

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* N.F

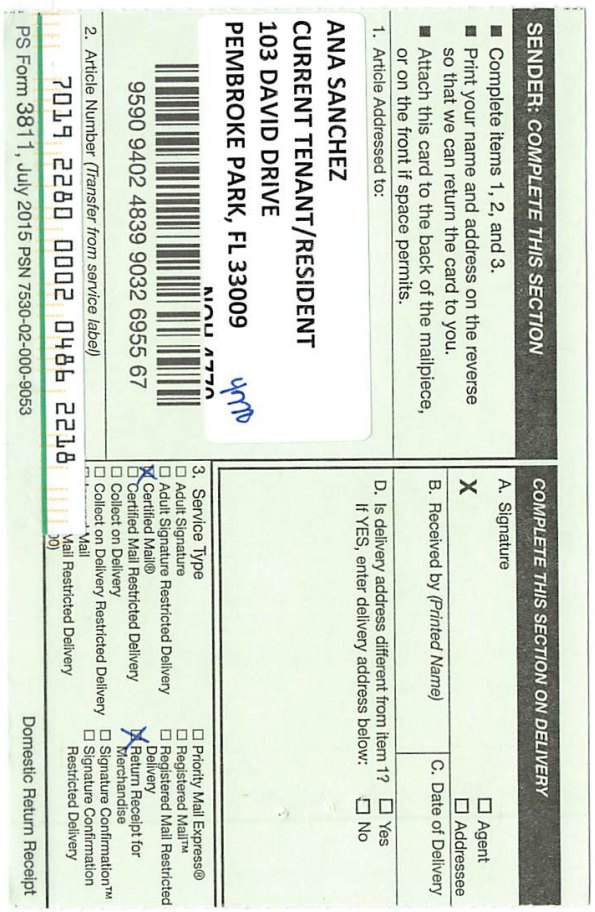
C. Date of Delivery 3/9

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- Mail Restricted Delivery
- 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 — Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ANA SANCHEZ
CURRENT TENANT/RESIDENT
103 DAVID DRIVE
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6955 67

2. Article Number *(Transfer from service label)*

7019 2280 0002 0486 2218

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- Mail Restricted Delivery
- 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 — Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKESHORE MOBILE HOME PARK LLC/Cristal Villa	104 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Cristal Villa - 104 David Dr

Legal Description

Case Status Open **Case #** 4796 **Date Next Inspection** 6/15/2022

Notes addition to mobile home; multiple entries; doors; shed; wall a/c's; exposed water heater without building permit
verify multiple occupancy of mobile home
Mobile Home owner will need to obtain Building permits for addition/alterations to mobile home.

Double Permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/4/2019		Notice of Violation	Hand
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/28/2021	4/13/2021	Final Order	Certified Mail
5/23/2022	6/15/2022	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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/15/2022
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: 6/15/2022

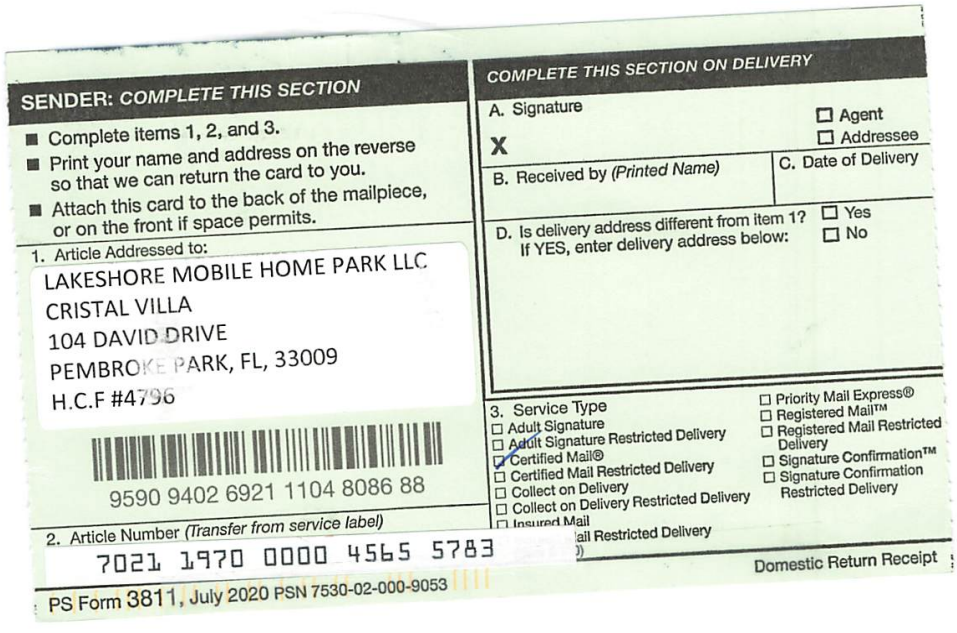
Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$19,800.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$19,900.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$19,900.00



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
CRISTAL VILLA
104 DAVID DRIVE
PEMBROKE PARK, FL, 33009
H.C.F #4796

9590 9402 6921 1104 8086 88

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 5783

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

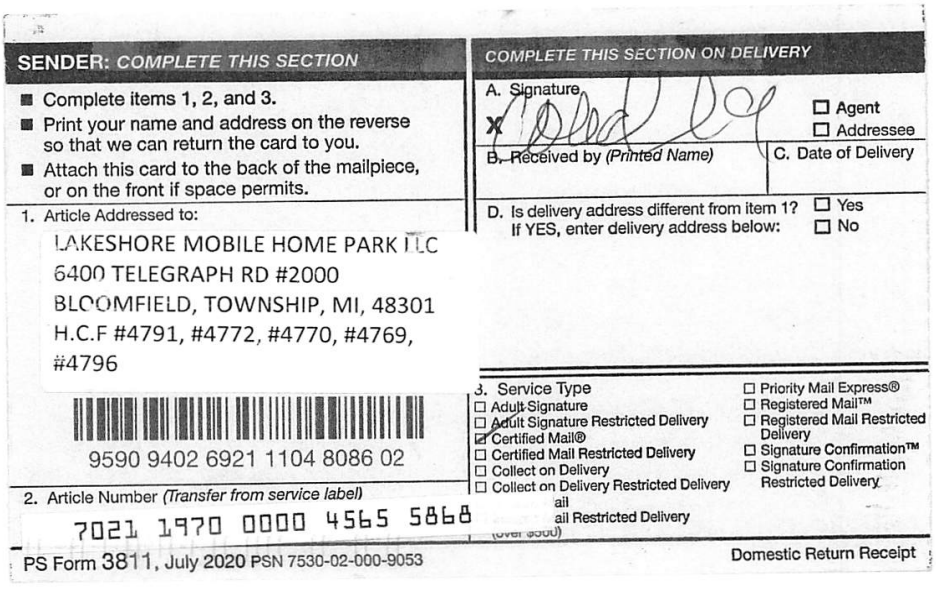
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ ail Restricted Delivery
))

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD, TOWNSHIP, MI, 48301
H.C.F #4791, #4772, #4770, #4769, #4796

9590 9402 6921 1104 8086 02

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 5868

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery
- (Over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Apr
MAY 24 2022
Postmark Here
HOLLYWOOD FL 33021
7021 1970 0000 4565 5851
LAKESHORE MOBILE HOME PARK LLC
2701 S PARK ROAD,
PEMBROKE PARK, FL, 33009
H.C.F #4791, #4772, #4770, #4769,
#4796


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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 Fe
Sent To
Street and Apt. No., o
City, State, ZIP+4®
PS Form 3800, April
MAY 24 2022
Postmark Here
HOLLYWOOD FL 33021
7021 1970 0000 4565 5868
LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD, TOWNSHIP, MI, 48301
H.C.F #4791, #4772, #4770, #4769,
#4796


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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.33
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
MAY 24 2022
Postmark Here
HOLLYWOOD FL 33021
7021 1970 0000 4565 5783
LAKESHORE MOBILE HOME PARK LLC
CRISTAL VILLA
104 DAVID DRIVE
PEMBROKE PARK, FL, 33009
H.C.F #4796

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKESHORE MOBILE HOME PARK LLC/CRISTAL VILLA CASE NO. 4796

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 104 DAVID DRIVE PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS:104 DAVID DRIVE PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC/CRISTAL VILLA AT 9:15 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

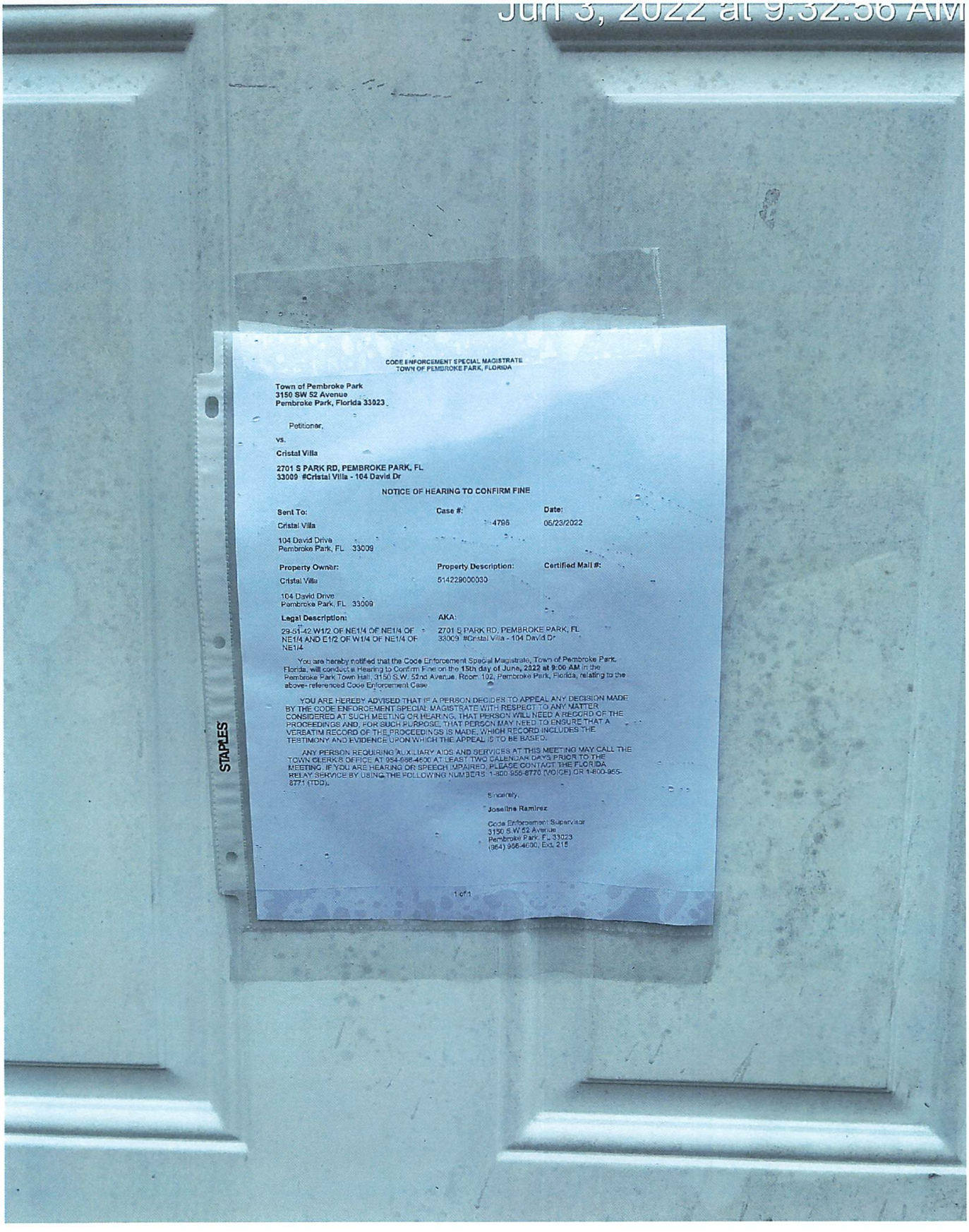
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of June, 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 _____



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Cristal Villa

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Cristal Villa - 104 David Dr

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Cristal Villa 104 David Drive Pembroke Park, FL 33009	4798	05/23/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
Cristal Villa 104 David Drive Pembroke Park, FL 33009	514229000030	
Legal Description:	**AKA:**	
29-51-42 W1/2 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 #Cristal Villa - 104 David Dr	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1 of 1

STAPLES

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Cristal Villa

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Cristal Villa - 104 David Dr

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Cristal Villa	4796	05/23/2022
104 David Drive Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Cristal Villa	514229000030	
104 David Drive Pembroke Park, FL 33009		

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 #Cristal Villa - 104 David Dr

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	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

Florida Department of State, Division of Corporations

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4796
CRISTAL VILLA

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: CRISTAL VILLA TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 104 DAVID DRIVE, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED CRISTAL VILLA. AT 1:50 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary (_____)

(NOTARY SEAL) Name of Notary (Teressa malcolm)

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. CRISTAL VILLA Respondent(s)	)	Case No.: 4796

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 104 DAVID DRIVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK, 2701 S. PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 28-272. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 28-272 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

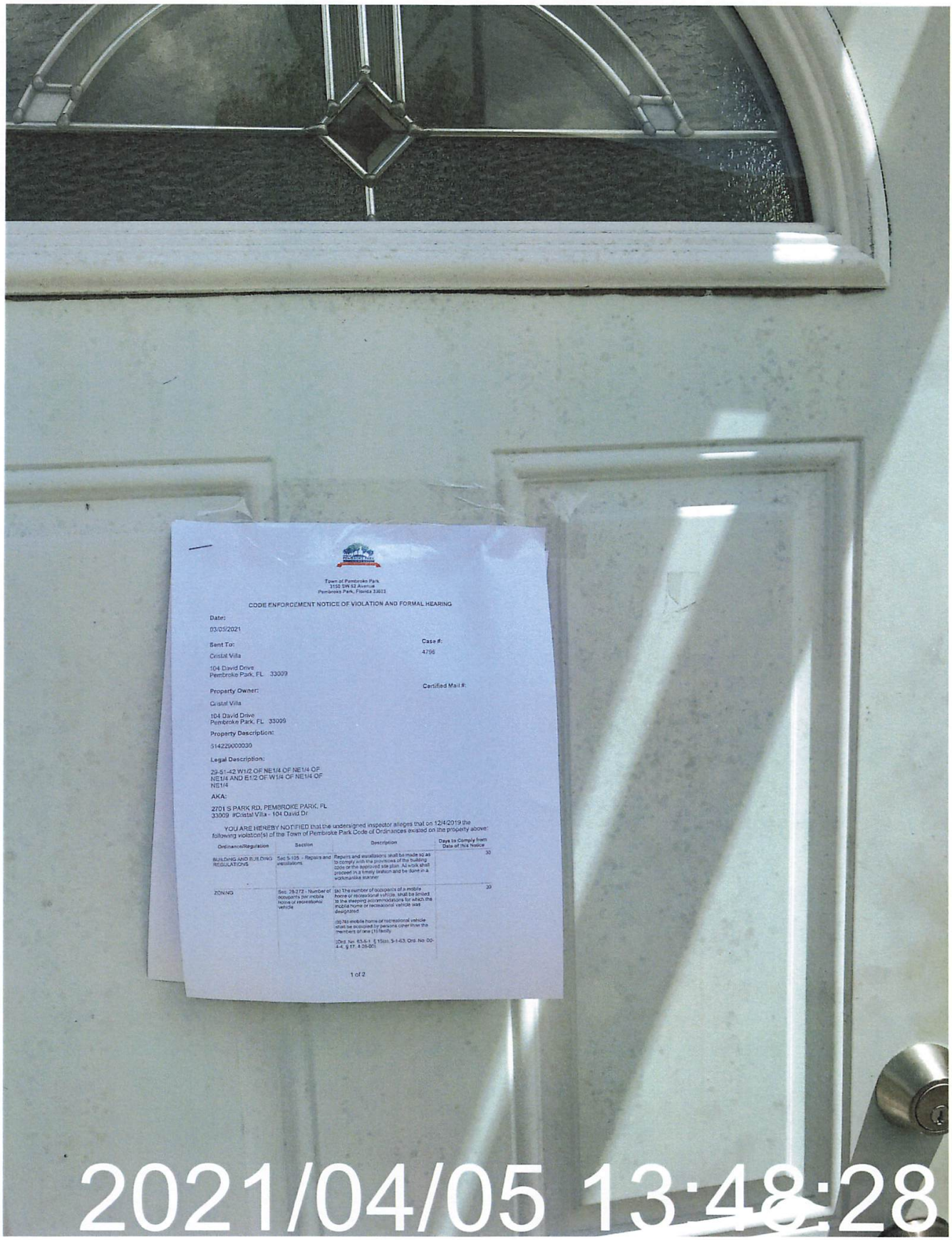
WITNESS my hand and official in the County and State aforesaid this date:

APRIL 27th, 2021.

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida
Clerk to the Special Magistrate

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.



2021/04/05 13:48:28



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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
$ 6.96
Total Postage and
$
Sent To
Street and Apt. N
City, State, ZIP+4

Postmark Here

CRISTAL VILLA NOH 4796
CURRENT TENANT/RESIDENT
104 DAVID DRIVE
PEMMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 2171



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Hallandale FL 33009

OFFICIAL USE

Certified Mail Fee $3.60
$ $2.85
Extra Services & Fees (check box, add fee as appropriate) $0.00
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $2.00
$
Total Postage and $8.45
$
Sent To
Street and Apt. No
City, State, ZIP+4

0308
15

Postmark Here

03/17/2021

LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

PS Form 3800, A

7019 2280 0002 0486 2362

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CRISTAL VILLA NOH 4796
CURRENT TENANT/RESIDENT
104 DAVID DRIVE
PEMMBROKE PARK, FL 33009

9590 9402 4839 9032 6969 46

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2171

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 86

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2362

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
3-25-2021

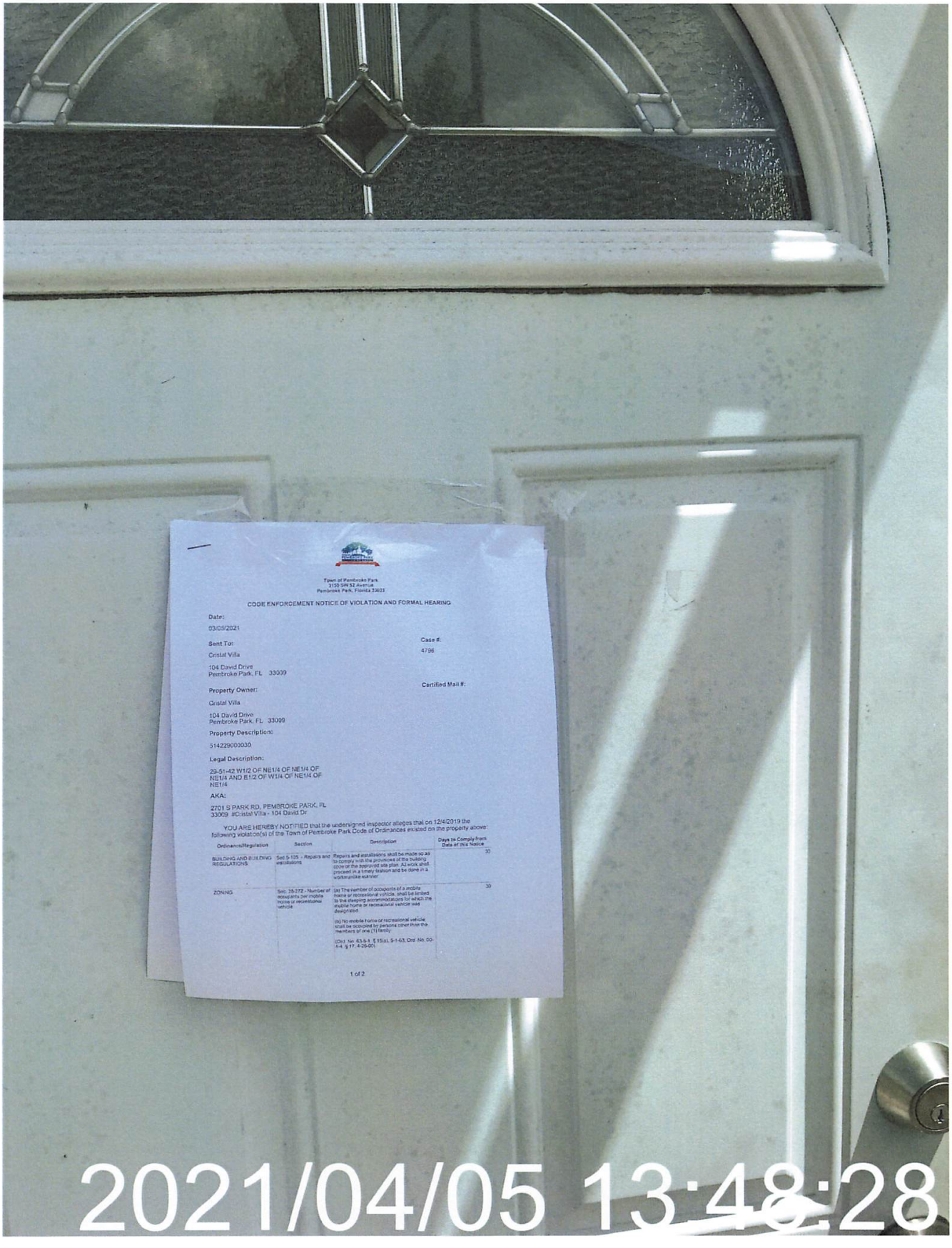
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt


104
2021/04/05 13:48:50


104
2021/04/05 13:48:39



Town of Pembroke Park
3155 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/09/2021

Case #:
4796

Sent To:
Cristal Villa

104 David Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Owner:
Cristal Villa

104 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 #Cristal Villa - 104 David Dr

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner	30
ZONING	Sec. 35-272 - 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(a), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

1 of 2

2021/04/05 13:48:28


2021/04/05 13:49:10

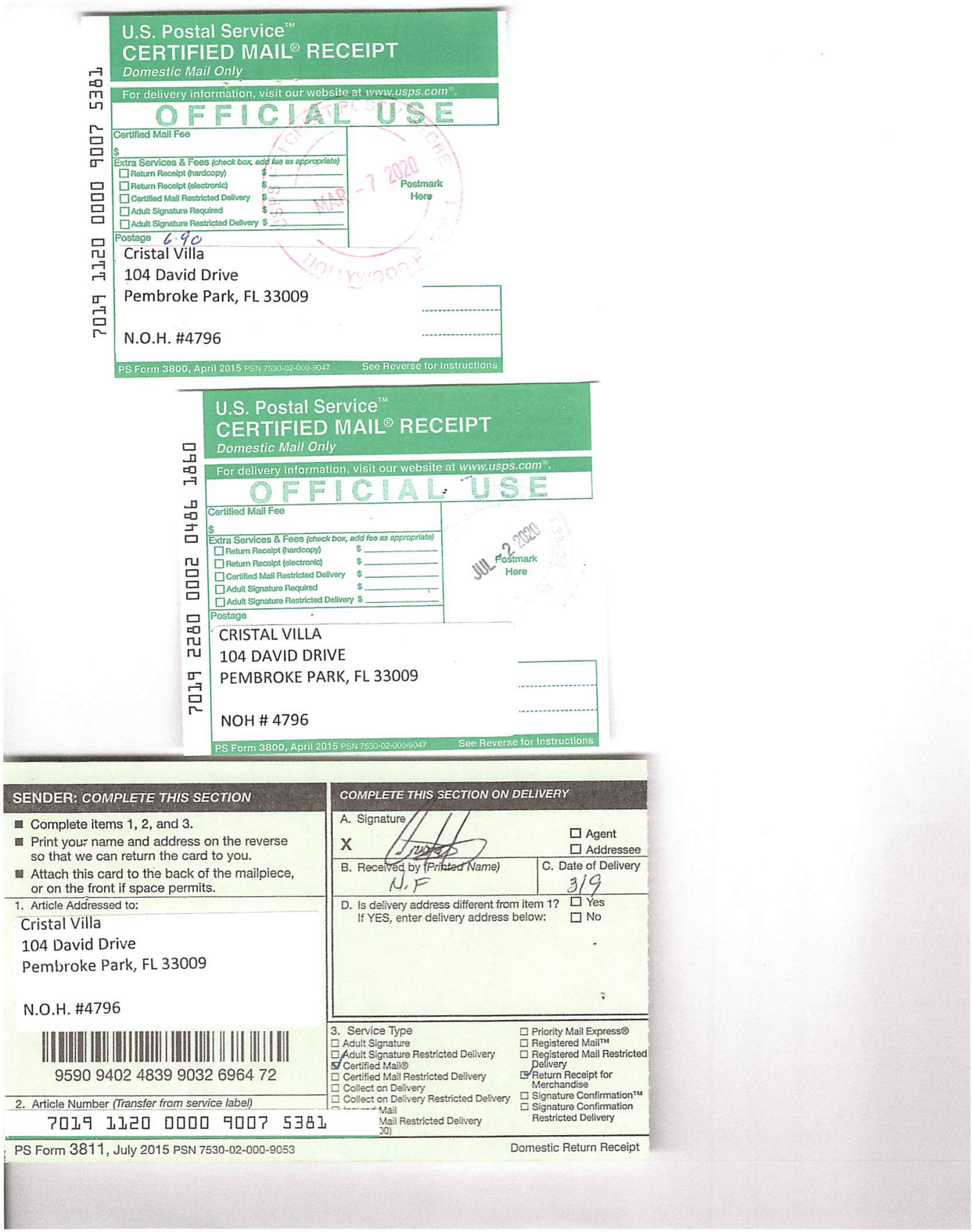

2021/04/05 13:49:37


2021/04/05 13:49:52


104
07.09.2020 12:18


104
07.09.2020 12:19


22
07 09 2020 12:19



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Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage 6.90

Postmark Here
MAR - 7 2020

Cristal Villa
104 David Drive
Pembroke Park, FL 33009

N.O.H. #4796

7019 1120 0000 9007 5381

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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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

JUL 2 2020
Postmark Here

CRISTAL VILLA
104 DAVID DRIVE
PEMBROKE PARK, FL 33009

NOH # 4796

7019 2280 0002 0486 1860

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:

Cristal Villa
104 David Drive
Pembroke Park, FL 33009

N.O.H. #4796

9590 9402 4839 9032 6964 72

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5381

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) N. F
C. Date of Delivery 3/9

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail Restricted Delivery 00)
- ☐ 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

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2020

Sent To:

Cristal Villa

104 David Drive
Pembroke Park, FL 33009

Case #:

4796

Property Owner:

Cristal Villa

104 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 #Cristal Villa - 104 David Dr

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

March 17, 2020

TO: CRISTAL VILLA
104 DAVID DRIVE
PEMBROKE PARK, FL 33009

LAKESHORE MOBILE HOME PARK
2701 S. PARK ROAD
PEMBROKE PARK, FL 33009

RE: TOWN OF PEMBROKE PARK v.
CRISTAL VILLA
CASE NO. 4796

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT BOARD MEETING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

THURSDAY, APRIL 16, 2020 AT 6:30 P.M.

If you have any questions, please contact our office at 954-966-4600, ext. 235.

Respectfully,

MARLEN MARTELL
Code Enforcement Board Clerk

MM/jl

addition to mobile home; multiple entries; doors; shed; wall a/c's; exposed water heater without building permit
verify multiple occupancy of mobile home
Mobile Home owner will need to obtain Building permits for addition/alterations to mobile home.

Double Permit fee has been assessed to violation

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 16th day of July, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis

6/30/2020



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
Cristal Villa 104 David Drive Pembroke Park, FL 33009	4796	6/30/2020 12:00:00 AM

Property Owner:	**Property Description:**
Cristal Villa 104 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 #Cristal Villa - 104 David Dr

Mailing Purposes Only



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
Cristal Villa 104 David Drive Pembroke Park, FL 33009	4796	3/5/2020 12:00:00 AM

Property Owner:	**Property Description:**
Cristal Villa 104 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 #Cristal Villa - 104 David Dr

Mailing Purposes Only

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2020

Sent To:

Cristal Villa

104 David Drive
Pembroke Park, FL 33009

Case #:

4796

Property Owner:

Cristal Villa

104 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 #Cristal Villa - 104 David Dr

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

addition to mobile home; multiple entries; doors; shed; wall a/c's; exposed water heater without building permit
verify multiple occupancy of mobile home
Mobile Home owner will need to obtain Building permits for addition/alterations to mobile home.

Double Permit fee has been assessed to violation

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 19th day of March, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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Jeffrey Louis

3/5/2020



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
Cristal Villa 104 David Drive Pembroke Park, FL 33009	4796	12/4/2019 12:00:00 AM

Property Owner:	**Property Description:**
Cristal Villa 104 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 #Cristal Villa - 104 David Dr

Mailing Purposes Only

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Cristal Villa 104 David Drive Pembroke Park, FL 33009	4796	12/04/2019

Property Owner:	Property Description:	Certified Mail #:
Cristal Villa 104 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 #Cristal Villa - 104 David Dr

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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

Notes/Means of Correction:

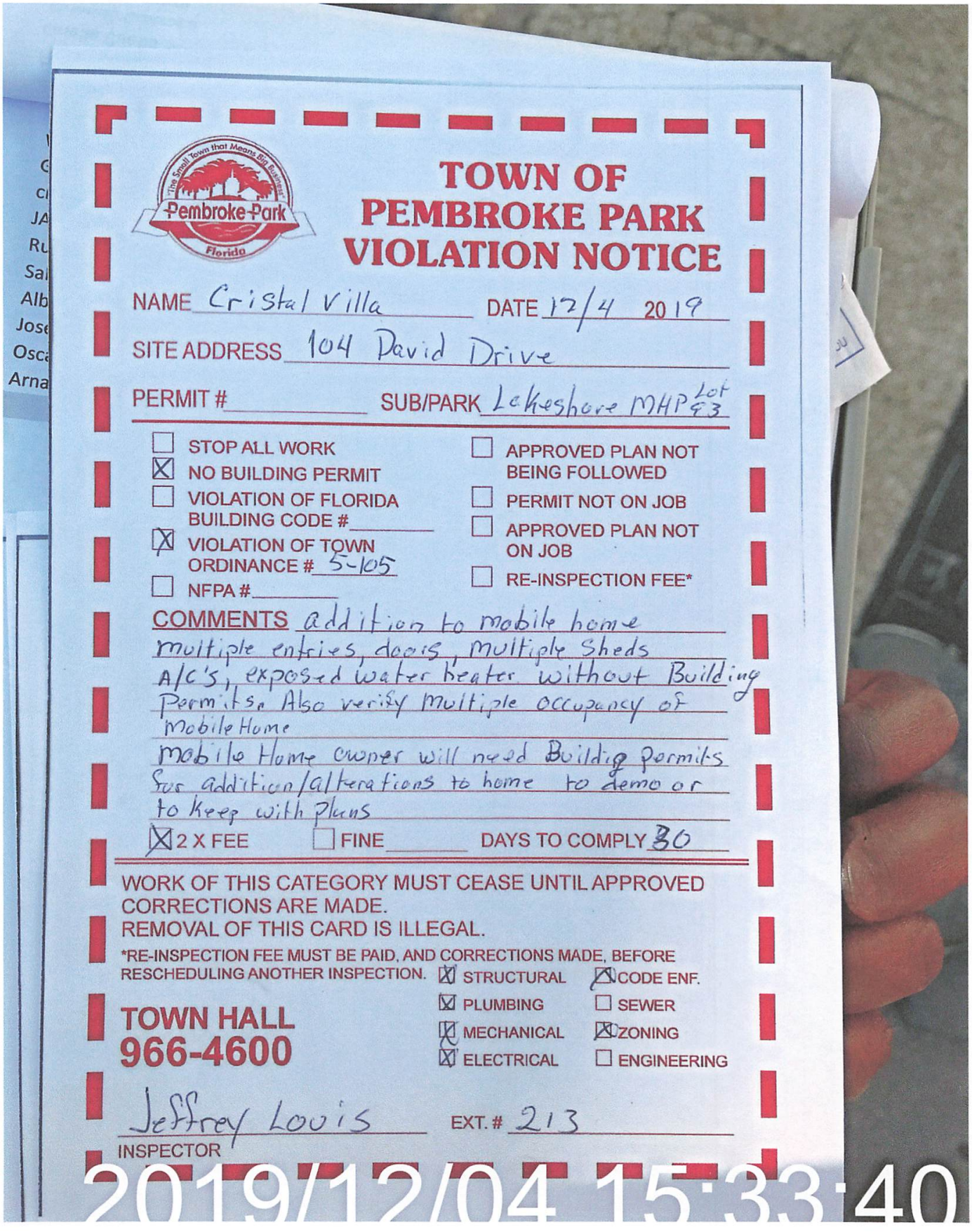
addition to mobile home; multiple entries; doors; shed; wall a/c's; exposed water heater without building permit
verify multiple occupancy of mobile home
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Double Permit fee has been assessed to violation

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jeffrey Louis



TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Cristal Villa DATE 12/4 2019

SITE ADDRESS 104 David Drive

PERMIT # _____ SUB/PARK Lakeshore MHP Lot 63

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS addition to mobile home multiple entries, doors, multiple Sheds A/C's, exposed water heater without Building Permits. Also verify multiple occupancy of Mobile Home

mobile Home owner will need Building permits for addition/alterations to home to demo or to keep with plans

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☒ STRUCTURAL
- ☒ CODE ENF.
- ☒ PLUMBING
- ☐ SEWER
- ☒ MECHANICAL
- ☒ ZONING
- ☒ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Louis INSPECTOR EXT. # 213

2019/12/04 15:33:40


12/04/2019 04:25


12/04/2019 04:25


12/04/2019 04:25


12/04/2019 04:26


12/04/2019 04:26


12/04/2019 04:26


12/04/2019 04:26

Enviado desde Yahoo Mail para Android Letter. Here we are inhabitants of the Lakeshore Trailer Park and we want you to please think about how right this letter is for the city manager or for a congressman for a senator or someone who reasons and does the right thing and can help and see the problem in which we are regarding that they want to throw us our houses when we do not understand how the city and the government are always trying to find a house for homeless people who have no home to people who cannot pay the rent they look for section 8 something to help them to pay the rent and to us that with sacrifice with our work we bought those houses that until now we realize that they made us a fraud Why they built them without permission and we did not know the problems they were in but the city did know And the great problem is that the city did not do its job !!! if the city had done its job not allowing that to build us we would be scammed the city was the one who should have prevented you from being built by failing to do your job they built we innocently bought and now you want to throw our house into consideration we are Low-income people and how they help the homeless to get a home a home as well as help people who can not pay their rent with social assistance is help us we are not asking for anything or help us build or help us to pay the rent or give us a simple and simple home mind we work hard to buy those humble houses have consideration. Well, the city also has to answer why those constructions were made because it was allowed to build you did not do your job !! It is not about blaming someone just simply and we simply want them not to harm us. We are humble working people who are going to do their jobs but where the rich live and prevent them from building in more cities so that they do not deceive other people who do not make them fraud. sell the things that are wrong because when you buy one you say that it is like cars than when you buy cars but it is also the responsibility of the city to inform when you are going to buy a property to register a title tell you You have already checked the property that is in good condition state that does not have violations, most of us do not know what does not have violations, there are many people who know all that and the city knows it and they must let people know that we do not know that because we have thousands of people who do not know that with the need that we have a home we are not asking for anything the city to help us buy we simply have a lot of need We look forward to being well for having a home for our children. Please reconsider we do not want problems or publish on television. Just live in peace and work. Help us. How do you help other people? We do not want to send this letter to the televisio

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. CRISTAL VILLA Respondent(s)	)	Case No.: 4796

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 104 DAVID DRIVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK, 2701 S. PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 28-272. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 28-272 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

APRIL 27th, 2021.

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida
Clerk to the Special Magistrate

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.



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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
$ 6.96

Total Postage
$

Sent To
Cristal Villa
FO # 4796
104 David Drive
Pembroke Park, FL 33009

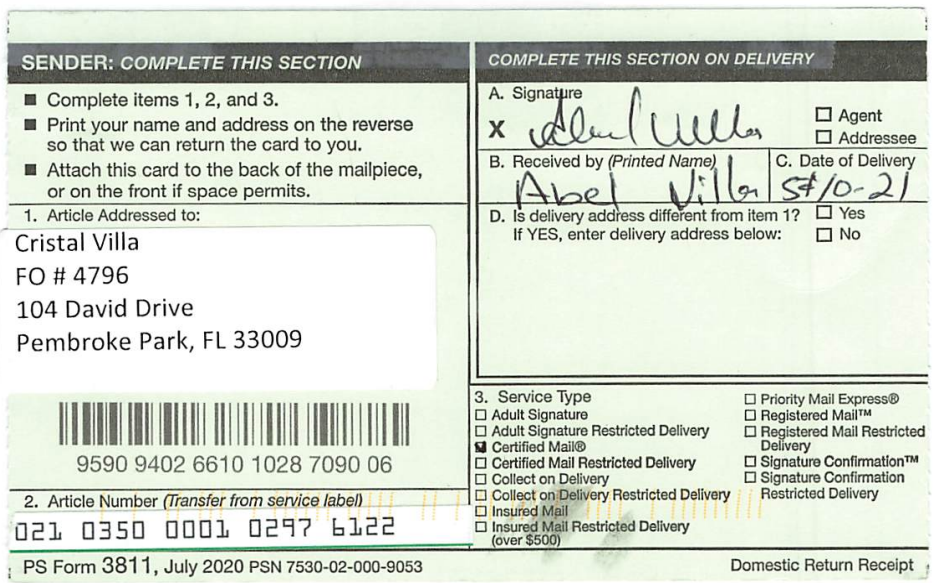
Street and Apt.

City, State, ZIP

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6122



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Cristal Villa
FO # 4796
104 David Drive
Pembroke Park, FL 33009

9590 9402 6610 1028 7090 06

2. Article Number (Transfer from service label)
021 0350 0001 0297 6122

COMPLETE THIS SECTION ON DELIVERY

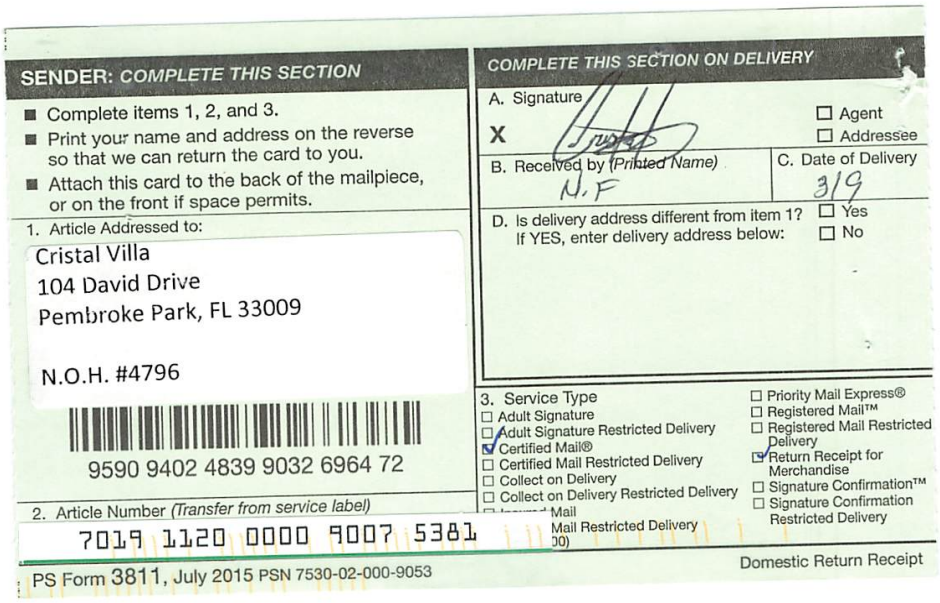
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Abel Villa
C. Date of Delivery 5/10-21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Cristal Villa
104 David Drive
Pembroke Park, FL 33009

N.O.H. #4796

9590 9402 4839 9032 6964 72

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 5381

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* N. F

C. Date of Delivery 3/9

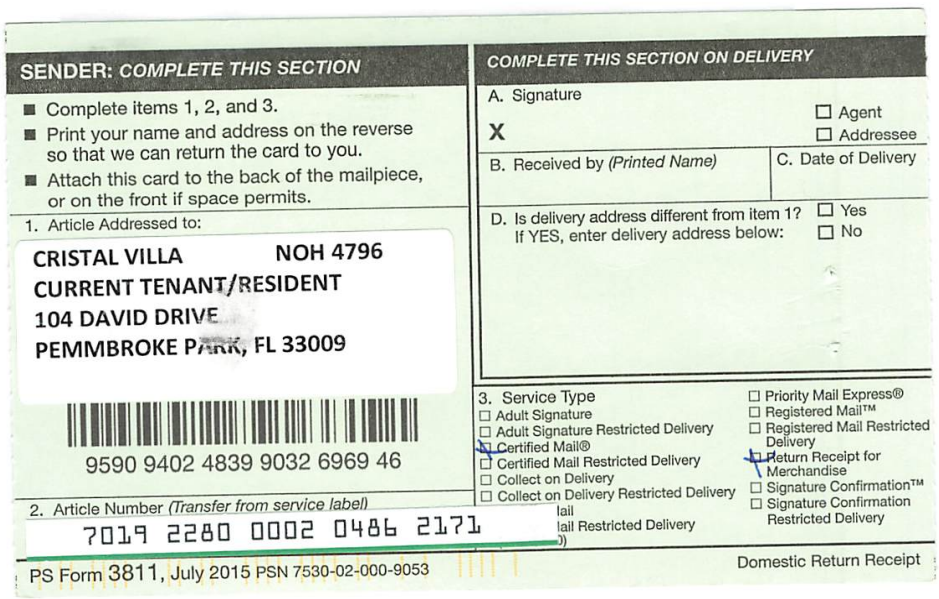
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CRISTAL VILLA NOH 4796
CURRENT TENANT/RESIDENT
104 DAVID DRIVE
PEMMBROKE PARK, FL 33009

9590 9402 4839 9032 6969 46

2. Article Number *(Transfer from service label)*

7019 2280 0002 0486 2171

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

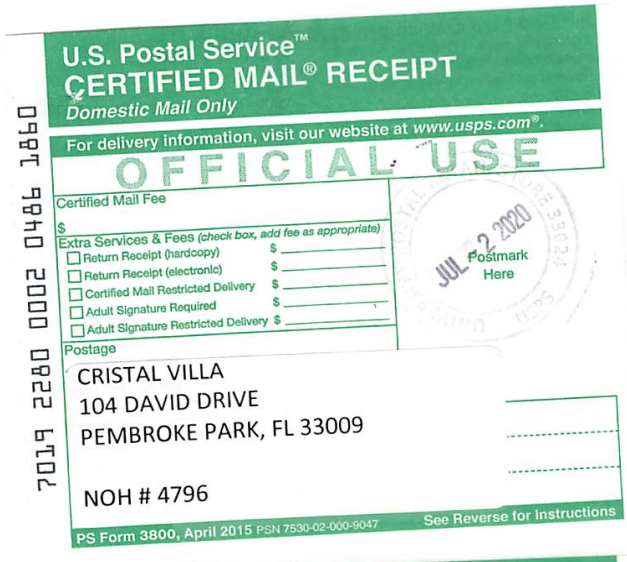
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

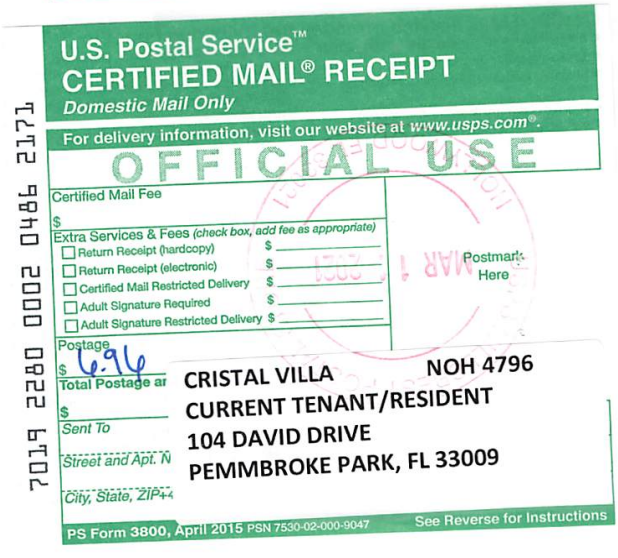
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



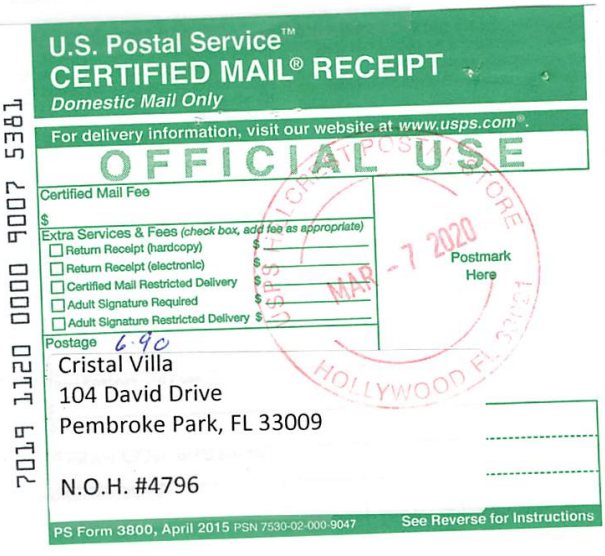
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
JUL - 2 2020
Postmark Here
CRISTAL VILLA
104 DAVID DRIVE
PEMBROKE PARK, FL 33009
NOH # 4796
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7019 2280 0002 0486 1860



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OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 8.60
JUL - 2 2020
Postmark Here
Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793, 4795, 4796, 4771/HET 4634, 4773
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7019 1120 0000 9007 5572



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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 6.96
Total Postage and Fees $
Sent To
Street and Apt. No.
City, State, ZIP+4
CRISTAL VILLA NOH 4796
CURRENT TENANT/RESIDENT
104 DAVID DRIVE
PEMMBROKE PARK, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7019 2280 0002 0486 2171



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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 6.90
MAR - 7 2020
Postmark Here
Cristal Villa
104 David Drive
Pembroke Park, FL 33009
N.O.H. #4796
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7019 1120 0000 9007 5381

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 #Between Lot 221 & 223

Legal Description

Case Status Open **Case #** 4886 **Date Next Inspection** 6/15/2022

Notes Removal of Palm tree from lot (between 221 & 223) without permits from Broward County. Property owner will need to obtain a permit from Broward County to correct the removal of Palm tree. Contact Broward County Growth Management Department (954-519-1483).

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/31/2020		Notice of Violation	Hand
2/11/2020	2/27/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
2/27/2020		Affidavit of Non-Compliance	Hand
3/2/2020	2/27/2020	Final Order	Certified Mail
5/23/2022	6/15/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
VEGETATION	Sec. 27-73 - Permit required for cutting down, destroying, removing trees; exceptions.	No person shall cut down, destroy, remove, relocate or destructively damage or cause to be cut down, destroyed, removed, relocated or destructively damaged any tree without first obtaining a permit from the Town as provided in this article, except that the following types of trees shall be exempt from the provisions of this article: (1) Schinus terebinthinfolius (Brazilian Pepper Tree/Florida Holly); (2) Metopium toxiferum (Poison Wood); (3) Melaleuca quinqueria (Cajeput Tree-Melaleuca, all species); (4) Casuarina spp (Australian Pine, all species); (5) The trees that are diseased, injured or in danger of falling, to the extent that its continued existence threatens the health or safety of contiguous persons or property. (Ord. No. 80-4-4, § 2, 4-9-80)	Not in Compliance - Reinspection Date: 6/15/2022

Fines

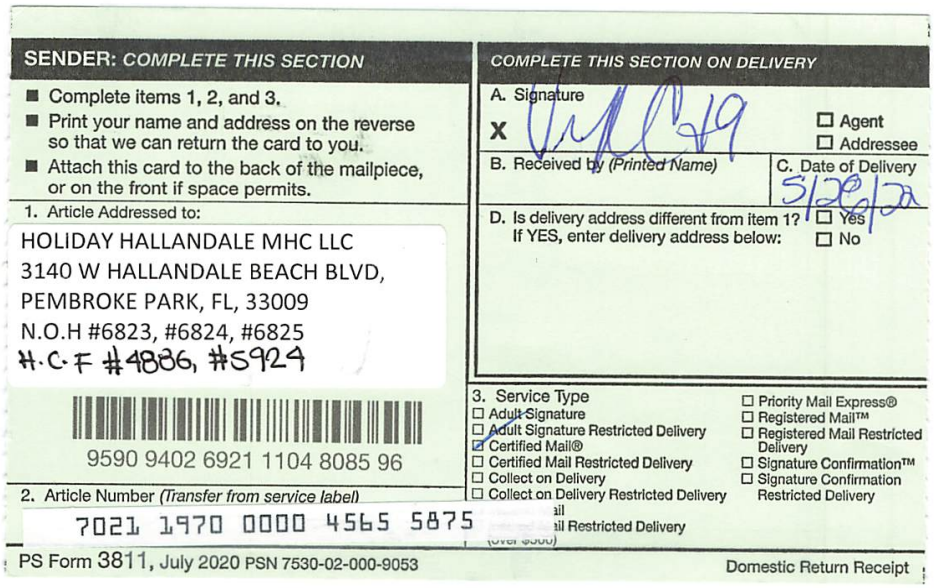
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$41,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$41,200.00**

Payments

Date	Payment Type Name	Amount

Case Overview

	Total Payments	**$0.00**
	Fees Outstanding	**$41,200.00**



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009
N.O.H #6823, #6824, #6825
H.C.F #4886, #5929

9590 9402 6921 1104 8085 96

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 5875

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 5/29/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.36
Total Postage
$
Sent To HOLIDAY HALLANDALE MHC LLC
Street and Apt. 8800 NORTH BRONX AVE 2ND FLOOR,
City, State, ZIP SKOKIE, IL, 60077
N.O.H #6823, #6824, #6825
H.C.F #4886, #5924
PS Form 3800,
MAY 24 2022
Postmark Here
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
7021 1970 0000 4565 5639



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.36
Total Postage
$
Sent To CORPORATION SERVICE COMPANY
Street and Apt. 1201 HAYS STREET,
City, State, ZIP TALLAHASSEE, FL, 32301
N.O.H #6823, #6824, #6825
H.C.F #4886, #5924
PS Form 3800,
MAY 24 2022
Postmark Here
HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
7021 1970 0000 4565 5677



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OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.36
Total Postage
$
Sent To HOLIDAY HALLANDALE MHC LLC
Street and Apt. 3140 W HALLANDALE BEACH BLVD,
City, State, ZIP PEMBROKE PARK, FL, 33009
N.O.H #6823, #6824, #6825
H.C.F #4886, #5924
PS Form 3800,
MAY 24 2022
Postmark Here
HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
7021 1970 0000 4565 5875

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLIDAY HALLANDALE MHC LLC CASE NO. 4886

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC AT 9:15 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

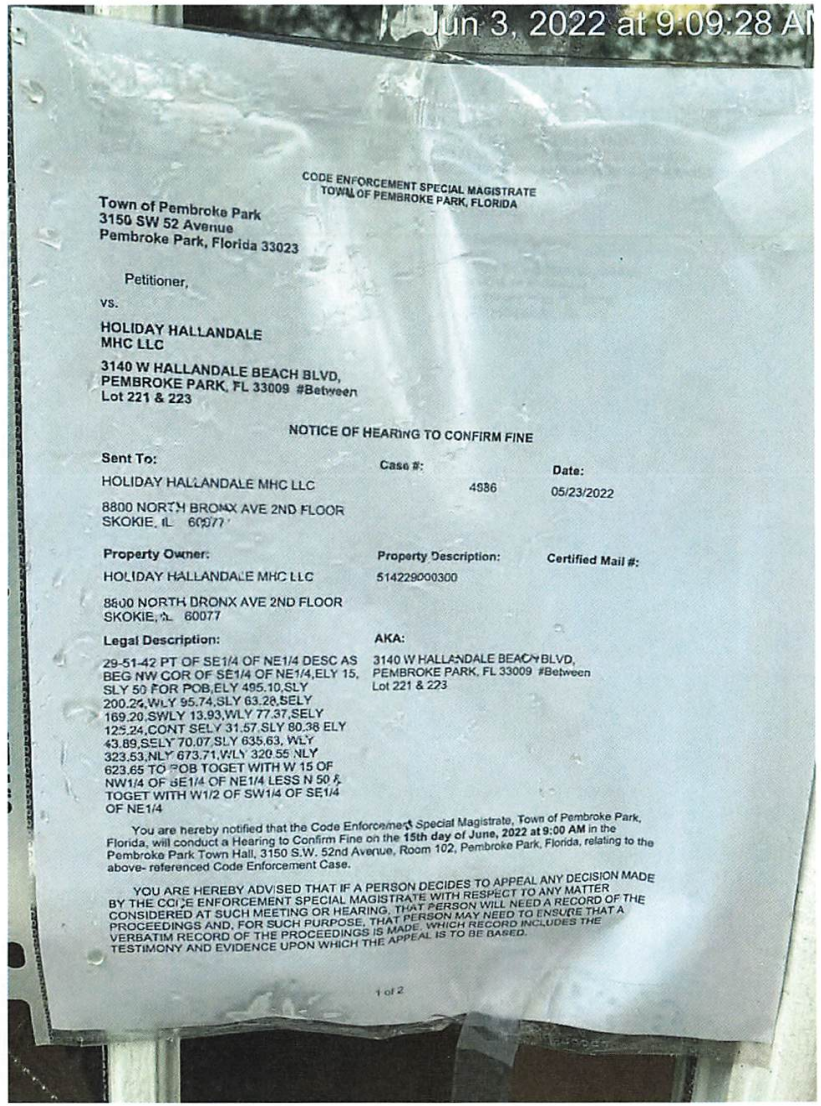
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of June, 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 _____





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

HOLIDAY HALLANDALE
MHC LLC

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Between
Lot 221 & 223

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	4936	05/23/2022

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 #Between Lot 221 & 223

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

HOLIDAY HALLANDALE
MHC LLC

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Between Lot
221 & 223

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	4886	05/23/2022

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 #Between Lot 221 & 223

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$5,972,850	$220,080	$6,192,930	$4,796,080	
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	$100,781.16
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,192,930	$6,192,930	$6,192,930	$6,192,930
Portability	0	0	0	0
Assessed/SOH	$4,796,080	$6,192,930	$4,796,080	$4,796,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,796,080	$6,192,930	$4,796,080	$4,796,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number	M14000003856
FEI/EIN Number	47-1194906
Date Filed	06/04/2014
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
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

ıction and Growth Management Department
...ıental Licensing and Building Permitting Division

Fee Statement

This form becomes a receipt after validation by the Cash Register.

File Number:	**TR2002-014**	Job ID Number:	**62150120**
Job Type:	**Tree Removal License**	Balance Due:	**$200.00**
Job Description	**Holiday Hallandale MHC**		

Description	Transaction Date	Amount
Tree Removal License Fee	02/26/2020	$200.00
	Balance Due	**$200.00**

Broward County
Board of County Commissioners
Building Code Services Div

Date: 2/26/2020 2:30 PM
Cashier: dingram
Batch No: 7281 Trans No: 77
Rcpt No: 00560584 Inv No:
Payment: $200.00

AX 811430 $200.0

Cashier Category / Job Id: **8200 / 62150120**

A Service of Broward County Board of County Commissioners

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

4886

Date:

3/2/2020 4:46:00 PM

Property Owner:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

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 #Between Lot 221 & 223

Mailing Purposes Only

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4886

Petitioner,

vs.

HOLIDAY HALLANDALE MHC LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Between Lot 221 & 223
FOLIO:	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

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, February 27, 2020, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
VEGETATION...	Sec. 27-73 - Permit required for cutting down, destroying, removing trees; exceptions.	No person shall cut down, destroy, remove, relocate or destructively damage or cause to be cut down, destroyed, removed, relocated or destructively damaged any tree without first obtaining a permit from the Town as provided in this article, except th...	3/13/2020		$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this 27th Day of FEBRUARY 2020

ATTEST:

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	4886	2/11/2020 12:00:00 AM

Property Owner:	Property Description:
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 #Between Lot 221 & 223

Mailing Purposes Only

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/11/2020

Sent To:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

4886

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 #Between Lot 221 & 223

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2020 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
VEGETATION	Sec. 27-73 - Permit required for cutting down, destroying, removing trees; exceptions.	No person shall cut down, destroy, remove, relocate or destructively damage or cause to be cut down, destroyed, removed, relocated or destructively damaged any tree without first obtaining a permit from the Town as provided in this article, except that the following types of trees shall be exempt from the provisions of this article: (1) Schinus terebinthinfolius (Brazilian Pepper Tree/Florida Holly); (2) Metopium toxiferum (Poison Wood); (3) Melaleuca quinqueria (Cajeput Tree-Melaleuca, all species); (4) Casuarina spp (Australian Pine, all species); (5) The trees that are diseased, injured or in danger of falling, to the extent that its continued existence threatens the health or safety of contiguous persons or property. (Ord. No. 80-4-4, § 2, 4-9-80)	15

Removal of Palm tree from lot (between 221 & 223) without permits from Broward County. Property owner will need to obtain a permit from Broward County to correct the removal of Palm tree. Contact Broward County Growth Management Department (954-519-1483).

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 27th day of February, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis

2/11/2020


221
02.26.2020 01:18

Holiday Mobile Home Park



01/16/2019

jeffrey louis

From: jeffrey louis
Sent: Friday, January 31, 2020 4:49 PM
To: 'Schore, Alex'
Cc: Michael J. Miller; Lucie Manzerolle; Teressa Malcolm; Miguel A. Nunez
Subject: RE: Tree Removal - Holiday Mobile Home Park - 3140 W. Hallandale Beach Blvd

Thank you Alex

Jeffrey Louis
Department of Code Enforcement
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023
(954) 966-4600 ext. 213
jlouis@townofpembrokepark.com

From: Schore, Alex [mailto:ASCHORE@broward.org]
Sent: Friday, January 31, 2020 2:48 PM
To: jeffrey louis <jlouis@townofpembrokepark.com>
Cc: Michael J. Miller <mmiller@michaelmillerplanning.com>; Lucie Manzerolle <lmanzerolle@townofpembrokepark.com>; Teressa Malcolm <tmalcolm@townofpembrokepark.com>; Miguel A. Nunez <mnunez@townofpembrokepark.com>
Subject: RE: Tree Removal - Holiday Mobile Home Park - 3140 W. Hallandale Beach Blvd

Thank you. I will copy you on any enforcement initiated by the County.

ALEX SCHORE, NATURAL RESOURCE SPECIALIST
Environmental Protection and Growth Management Department
ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, FL 33324-2038
Office: (954) 519-1282 Fax: (954) 519-1412
Broward.org/Environment | ePermits
We value your feedback as a customer. You can comment on the quality of service you received by completing our survey. Thank you!

From: jeffrey louis <jlouis@townofpembrokepark.com>
Sent: Friday, January 31, 2020 12:23 PM
To: Schore, Alex <ASCHORE@broward.org>
Cc: Michael J. Miller <mmiller@michaelmillerplanning.com>; Lucie Manzerolle <lmanzerolle@townofpembrokepark.com>; Teressa Malcolm <tmalcolm@townofpembrokepark.com>; Miguel A. Nunez <mnunez@townofpembrokepark.com>
Subject: Tree Removal - Holiday Mobile Home Park - 3140 W. Hallandale Beach Blvd

External Email

Good Afternoon Alex,

Wanted to report that a Palm Tree was removed in Holiday Mobile Home Park, 3140 W. Hallandale Beach Blvd, Pembroke Park, FL 33009. This tree was in between two RV lot 221 & 223 (from the front entrance on the left hand side, just at the intersection of 2nd street in the mobile home park).

I cited the Mobile Home Park for the tree removal and they need to obtain a permit from Broward County.

Thank you,

Jeffrey Louis
Department of Code Enforcement
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023
(954) 966-4600 ext. 213
jlouis@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.

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	4886	1/31/2020 12:00:00 AM

Property Owner:	**Property Description:**
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 #Between Lot 221 & 223

Mailing Purposes Only

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	4886	01/31/2020
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 #Between Lot 221 & 223	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2020 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
VEGETATION	Sec. 27-73 - Permit required for cutting down, destroying, removing trees; exceptions.	No person shall cut down, destroy, remove, relocate or destructively damage or cause to be cut down, destroyed, removed, relocated or destructively damaged any tree without first obtaining a permit from the Town as provided in this article, except that the following types of trees shall be exempt from the provisions of this article: (1) Schinus terebinthinfolius (Brazilian Pepper Tree/Florida Holly); (2) Metopium toxiferum (Poison Wood); (3) Melaleuca quinqueria (Cajeput Tree-Melaleuca, all species); (4) Casuarina spp (Australian Pine, all species); (5) The trees that are diseased, injured or in danger of falling, to the extent that its continued existence threatens the health or safety of contiguous persons or property. (Ord. No. 80-4-4, § 2, 4-9-80)	15

Notes/Means of Correction:

Removal of Palm tree from lot (between 221 & 223) without permits from Broward County. Property owner will need to obtain a permit from Broward County to correct the removal of Palm tree. Contact Broward County Growth Management Department (954-519-1483).

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jeffrey Louis


2020/01/31 10:20:31


2020/01/31 10:20:59


2020/01/31 10:21:13


B-1423
2020/01/31 10:29:46


southeast
954.768.9806
2020/01/31 10:30:10

Holiday Mobile Home Park



01/16/2019

Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Holiday Mobile Home Park Date 1/31/20
Site Address 3140 w. Hallandale Beach Blvd Case # _____
Permit # _____ Sub/Park Holiday MHP

- ☐ *STOP ALL WORK
- ☐ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 27-73
- ☐ NFPA # _____
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)
removal of Palm tree from lot without permits from Broward County
Between Lot 221 & 223

Corrective Action(s)
Need to obtain a permit from Broward County to correct removal of ~~Palm~~ tree
Contact BC Growth management Department (954)519-1483)

- ☐ Structural
- ☒ Code Enf.
- ☐ Plumbing
- ☒ Zoning
- ☐ Mechanical
- ☐ Business Tax Receipt
- ☐ Electrical
- ☐ Other_____

☐ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Date): 2/15/20

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☐ Code Enforcement Ext.215 ☐ Building Dept. Ext. 211/227 ☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Code Enforcement Officer Received by

White: Original Copy Yellow: Officer's Copy Pink: Violator

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
02/03/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

4886

Property Owner:

Property De

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
02/03/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

HOLIDAY HALLANDALE MHC LLC
3140 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

NOV 4886

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKESHORE MOBILE HOME PARK LLC/John Crawford	23 Tracie Terr W. Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #23 Traci Terr W.

Legal Description

Case Status Open **Case #** 4791 **Date Next Inspection** 6/15/2022

Notes addition to mobile home in back; wall a/c's; camera system; fence installed without permits. Mobile home owner will need to verify permits were obtained or will need obtain permits from Building Department

Double Permit fee has been assessed to violation.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/4/2019		Notice of Violation	Hand
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/28/2021	4/13/2021	Final Order	Certified Mail
5/23/2022	6/15/2022	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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/15/2022

Fines

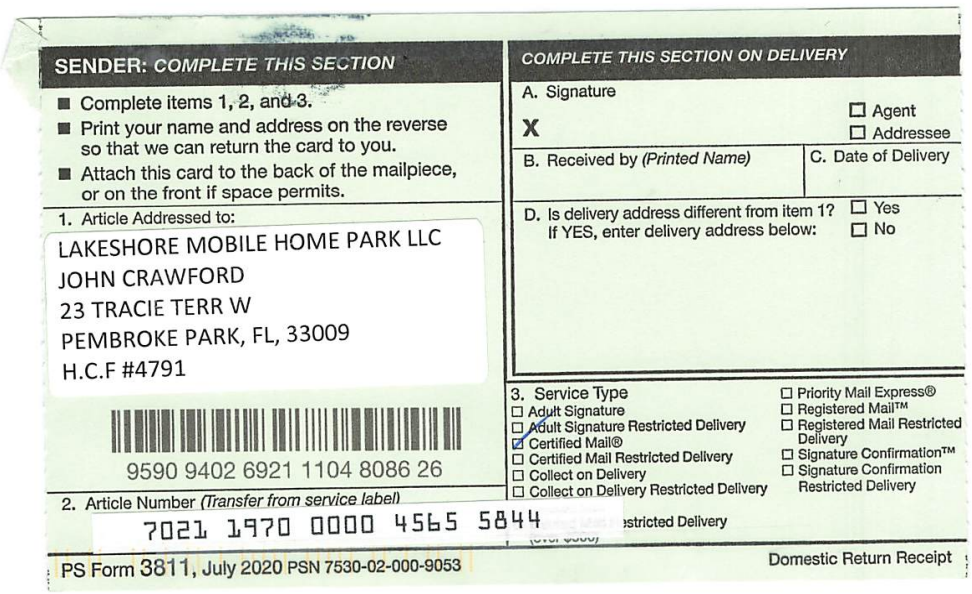
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$19,800.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$19,900.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**

Case Overview

	Fees Outstanding	**$19,900.00**



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
JOHN CRAWFORD
23 TRACIE TERR W
PEMBROKE PARK, FL, 33009
H.C.F #4791

9590 9402 6921 1104 8086 26

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 5844

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD, TOWNSHIP, MI, 48301
H.C.F #4791, #4772, #4770, #4769, #4796

9590 9402 6921 1104 8086 02

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 5868

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ail
- ail Restricted Delivery
- (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Apr
MAY 24 2022
Postmark Here
7021 1970 0000 4565 5844
LAKESHORE MOBILE HOME PARK LLC
2701 S PARK ROAD,
PEMBROKE PARK, FL, 33009
H.C.F #4791, #4772, #4770, #4769,
#4796


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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
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Sent To
Street and Apt. No., o
City, State, ZIP+4®
PS Form 3800, April
MAY 24 2022
Postmark Here
7021 1970 0000 4565 5868
LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD, TOWNSHIP, MI, 48301
H.C.F #4791, #4772, #4770, #4769,
#4796


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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. Ni
City, State, ZIP+4
PS Form 3800,
MAY 24 2022
Postmark Here
7021 1970 0000 4565 5844
LAKESHORE MOBILE HOME PARK LLC
JOHN CRAWFORD
23 TRACIE TERR W
PEMBROKE PARK, FL, 33009
H.C.F #4791

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKESHORE MOBILE HOME PARK LLC/JOHN CRAWFORD CASE NO. 4791

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 23 Tracie Terr W. PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 23 Tracie Terr W. PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC/JOHN CRAWFORD AT 9:15 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of June, 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.

Jun 3, 2022 at 9:39:19 AM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

John Crawford

2701 S PARK RD, PEMBROKE PARK, FL 33009 #23 Traci Terr W.

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
John Crawford 23 Tracie Terr W. Pembroke Park, FL 33009	...4791	05/23/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
John Crawford 23 Tracie Terr W. 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 #23 Traci Terr W.

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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.

John Crawford

2701 S PARK RD, PEMBROKE PARK, FL 33009 #23 Traci Terr W.

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
John Crawford	4791	05/23/2022
23 Tracie Terr W. Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
John Crawford	514229000030	
23 Tracie Terr W. Pembroke Park, FL 33009		

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 #23 Traci Terr W.

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28-03

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF 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

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2020	01/23/2020
2021	01/11/2021
2022	01/25/2022

Document Images

01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

PLACE STICKER

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John Crawford
Yanet Jimenez
FO # 4791
23 Traci Terr West
Pembroke Park, FL 33009

9590 9402 6610 1028 7093 10

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 6160

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



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

RECEIVED MAY 12 2021

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.96

Total Postage a
$

Postmark Here

Sent To

Street and Apt.

City, State, ZIP

John Crawford
Yanet Jimenez
FO # 4791
23 Traci Terr West
Pembroke Park, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0979 1620 0297 6140

Page 1015 of 1146

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt;* attach PS Form 3811 to your mailpiece; for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
  - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
  - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
  - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

PS Form **3800,** April 2015 *(Reverse)* PSN 7530-02-000-9047

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 4791
vs. JOHN CRAWFORD YANET JIMENEZ Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 23 TRACI TERR WEST, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK, 2701 S. PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

April 27th, 2021.

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, State of Florida
Clerk to the Special Magistrate

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4791
JOHN CRAWFORD

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: JOHN CRAWFORD TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 23 TRACI TERR W, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED JOHN CRAWFORD. AT 2:06 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary (_____)

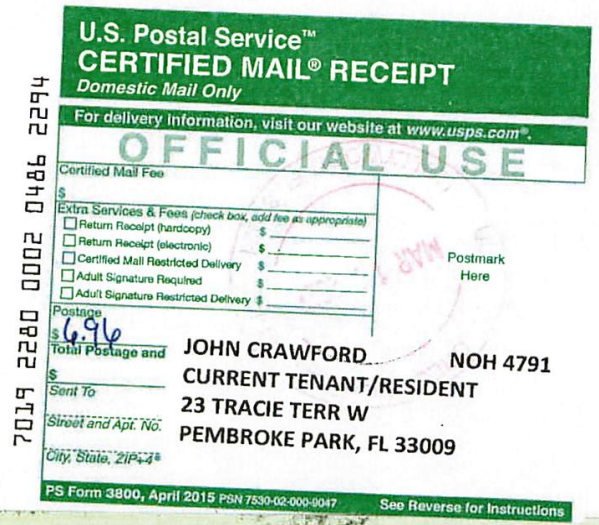
(NOTARY SEAL) Name of Notary Teresa Malcolm

NOTARY PUBLIC STATE OF FLORIDA

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


ALCATRAZ ISLAND AREA 12 ACRES
1½ MILES TO TRANSPORT DOCK
ONLY GOVERNMENT BOATS PERMITTED
OTHERS MUST KEEP OFF 200 YARDS
NO ONE ALLOWED ASHORE
WITHOUT A PASS
2021/04/05 14:06:55



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.96

Total Postage and
$

Sent To
JOHN CRAWFORD NOH 4791
CURRENT TENANT/RESIDENT

Street and Apt. No.
23 TRACIE TERR W

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark Here

7019 2280 0002 0486 2294

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hallandale FL 33009

OFFICIAL USE

Certified Mail Fee $3.60

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $2.00

Total Postage and $8.45

Sent To
LAKESHORE MOBILE HOME PARK

Street and Apt. No.
2701 S PARK RD

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

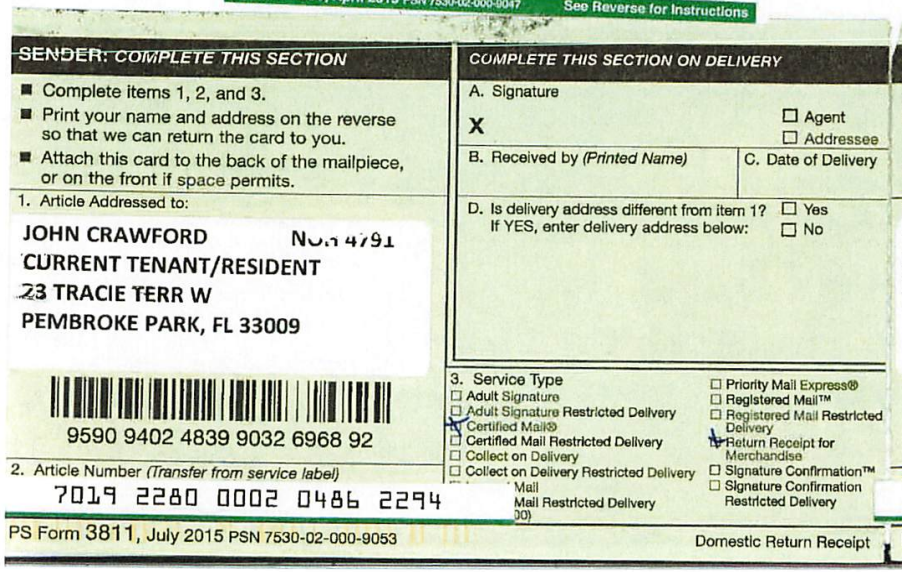
0308 15

Postmark Here

03/17/2021

7019 2280 0002 0486 2362

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:
JOHN CRAWFORD NOH 4791
CURRENT TENANT/RESIDENT
23 TRACIE TERR W
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6968 92

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2294

COMPLETE THIS SECTION ON DELIVERY

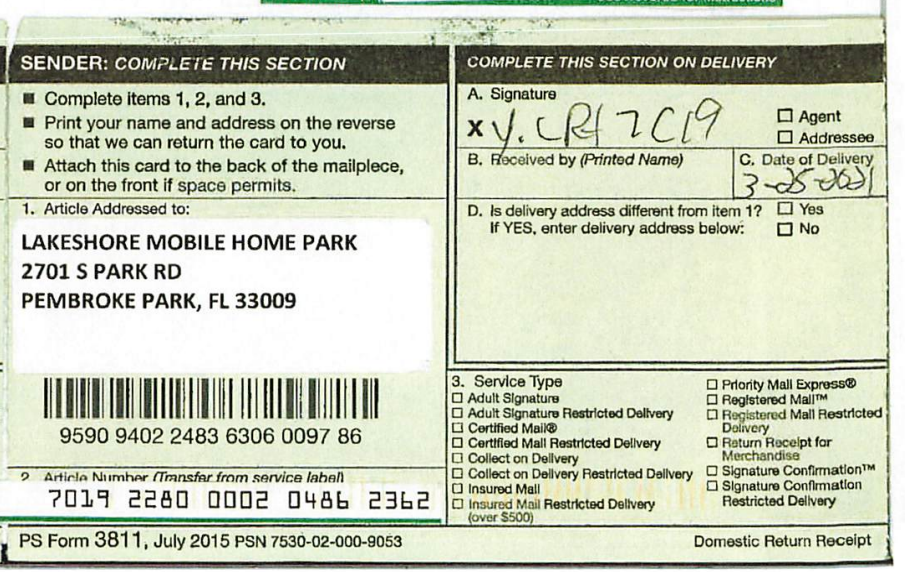
A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 86

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2362

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [illegible] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
3-25-2021

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
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt


23 TRACI TEER
2021/04/05 14:07:07


2021/04/05 14:07:25


UNITED STATES
PENITENTIARY
ALCATRAZ ISLAND AREA 12 ACRES
1½ MILES TO TRANSPORT DOCK
ONLY GOVERNMENT BOATS PERMITTED
OTHERS MUST KEEP OFF 200 YARDS
2021/04/05 14:05:42


UNITED STATES
PENITENTIARY
ALCATRAZ ISLAND AREA 12 ACRES
1½ MILES TO TRANSPORT DOCK
ONLY GOVERNMENT BOATS PERMITTED
OTHERS MUST KEEP OFF 200 YARDS
NO ONE ALLOWED ASHORE
WITHOUT A PASS
2021/04/05 14:06:49

7019 1120 0000 9007 5275

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage 6.40

Postmark Here

Rufus Mason
21 Traci Terr W.
Pembroke Park, FL 33009

N.O.H. #4792

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 1839

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

JUL - 2

Sent To Rufus Mason
Street and Apt. No., or PO Box No. 21 Traci Terr. West
City, State, ZIP+4® Pembroke Park, FL 33009 Nov 4792

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:
Rufus Mason
21 Traci Terr W.
Pembroke Park, FL 33009

N.O.H. #4792

9590 9402 4839 9032 6962 05

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 5275

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* N F
C. Date of Delivery 7/9

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery 30)

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7019 1120 0000 9007 5572

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

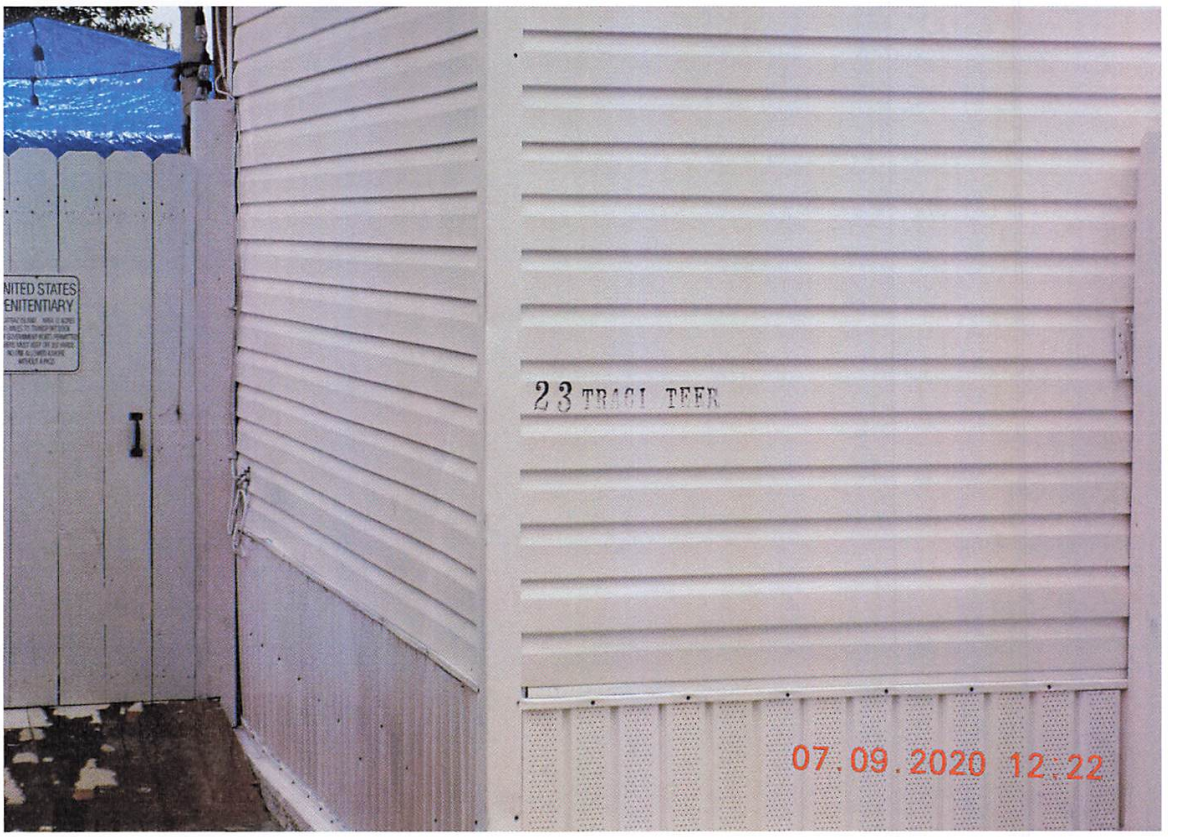
Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage 8.60

Postmark Here

JUL - 2

Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793, 4795, 4796, 4771/HET 4634, 4773


NITED STATES
ENITENTIARY
23 TRACI TEER
07.09.2020 12:22


UNITED STATES
PENITENTIARY
07.09.2020 12:22


07 09 2020 12:21


LSY 859
07 09 2020 12:22

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2020

Sent To:

John Crawford

23 Tracie Terr W.
Pembroke Park, FL 33009

Case #:

4791

Property Owner:

John Crawford

23 Tracie Terr W.
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 #23 Traci Terr W.

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

addition to mobile home in back; wall a/c's; camera system; fence installed without permits. Mobile home owner will need to verify permits were obtained or will need obtain permits from Building Department

Double Permit fee has been assessed to violation.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 16th day of July, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis

6/30/2020



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
John Crawford 23 Tracie Terr W. Pembroke Park, FL 33009	4791	6/30/2020 12:00:00 AM

Property Owner:	**Property Description:**
John Crawford 23 Tracie Terr W. 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 #23 Traci Terr W.

Mailing Purposes Only

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

March 17, 2020

TO: JOHN CRAWFORD
23 TRACIE TERRACE W.
PEMBROKE PARK, FL 33009

LAKESHORE MOBILE HOME PARK
2701 S. PARK ROAD
PEMBROKE PARK, FL 33009

RE: TOWN OF PEMBROKE PARK v.
JOHN CRAWFORD
CASE NO. 4791

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT BOARD MEETING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

THURSDAY, APRIL 16, 2020 AT 6:30 P.M.

If you have any questions, please contact our office at 954-966-4600, ext. 235.

Respectfully,

MARLEN MARTELL
Code Enforcement Board Clerk

MM/jl



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
John Crawford 23 Tracie Terr W. Pembroke Park, FL 33009	4791	3/5/2020 12:00:00 AM

Property Owner:	**Property Description:**
John Crawford 23 Tracie Terr W. 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 #23 Traci Terr W.

Mailing Purposes Only

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2020

Sent To:

John Crawford

23 Tracie Terr W.
Pembroke Park, FL 33009

Case #:

4791

Property Owner:

John Crawford

23 Tracie Terr W.
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 #23 Traci Terr W.

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

addition to mobile home in back; wall a/c's; camera system; fence installed without permits. Mobile home owner will need to verify permits were obtained or will need obtain permits from Building Department

Double Permit fee has been assessed to violation.

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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis

3/5/2020

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

John Crawford

23 Tracie Terr W.
Pembroke Park, FL 33009

Case #:

4791

Date:

12/4/2019 12:00:00 AM

Property Owner:

John Crawford

23 Tracie Terr W.
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 #23 Traci Terr W.

Mailing Purposes Only

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
John Crawford 23 Tracie Terr W. Pembroke Park, FL 33009	4791	12/04/2019

Property Owner:	Property Description:	Certified Mail #:
John Crawford 23 Tracie Terr W. 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 #23 Traci Terr W.

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

Notes/Means of Correction:

addition to mobile home in back; wall a/c's; camera system; fence installed without permits. Mobile home owner will need to verify permits were obtained or will need obtain permits from Building Department

Double Permit fee has been assessed to violation.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jeffrey Louis

Ever Argueta

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME John Crawford DATE 12/4 2019

SITE ADDRESS 23 Traci Terr W

PERMIT # _____ SUB/PARK Lakeshore MHP Lot 4

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5405
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS addition to mobile Home In Back, A/C, Camera system, Fence.

Mobile Home Owner will need to obtain Building permits for addition/alteration from Building Dept

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☒ STRUCTURAL
- ☐ CODE ENF.
- ☐ PLUMBING
- ☐ SEWER
- ☒ MECHANICAL
- ☒ ZONING
- ☒ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Louis EXT. # 213

INSPECTOR

2019/12/04 15:57:09

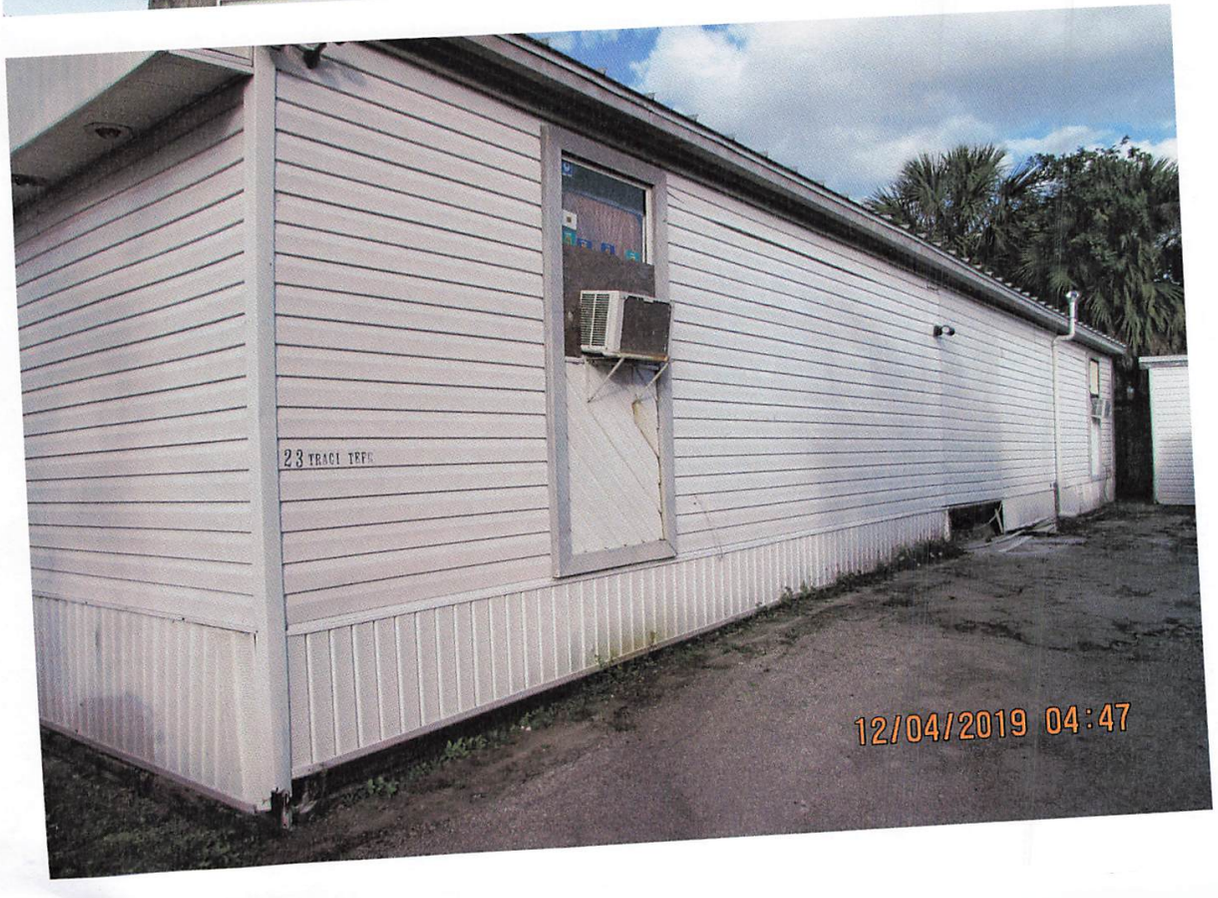

12/04/2019 04:50


12/04/2019 04:42


12/04/2019 04:43


12/04/2019 04:43


12/04/2019 04:46


12/04/2019 04:47


12/04/2019 04:43

CODE ENFORCEMENT *SPECIAL MAGISTRATE*
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4791
Petitioner,)
)
)
vs.)
JOHN CRAWFORD)
YANET JIMENEZ)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 23 TRACI TERR WEST, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK, 2701 S. PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

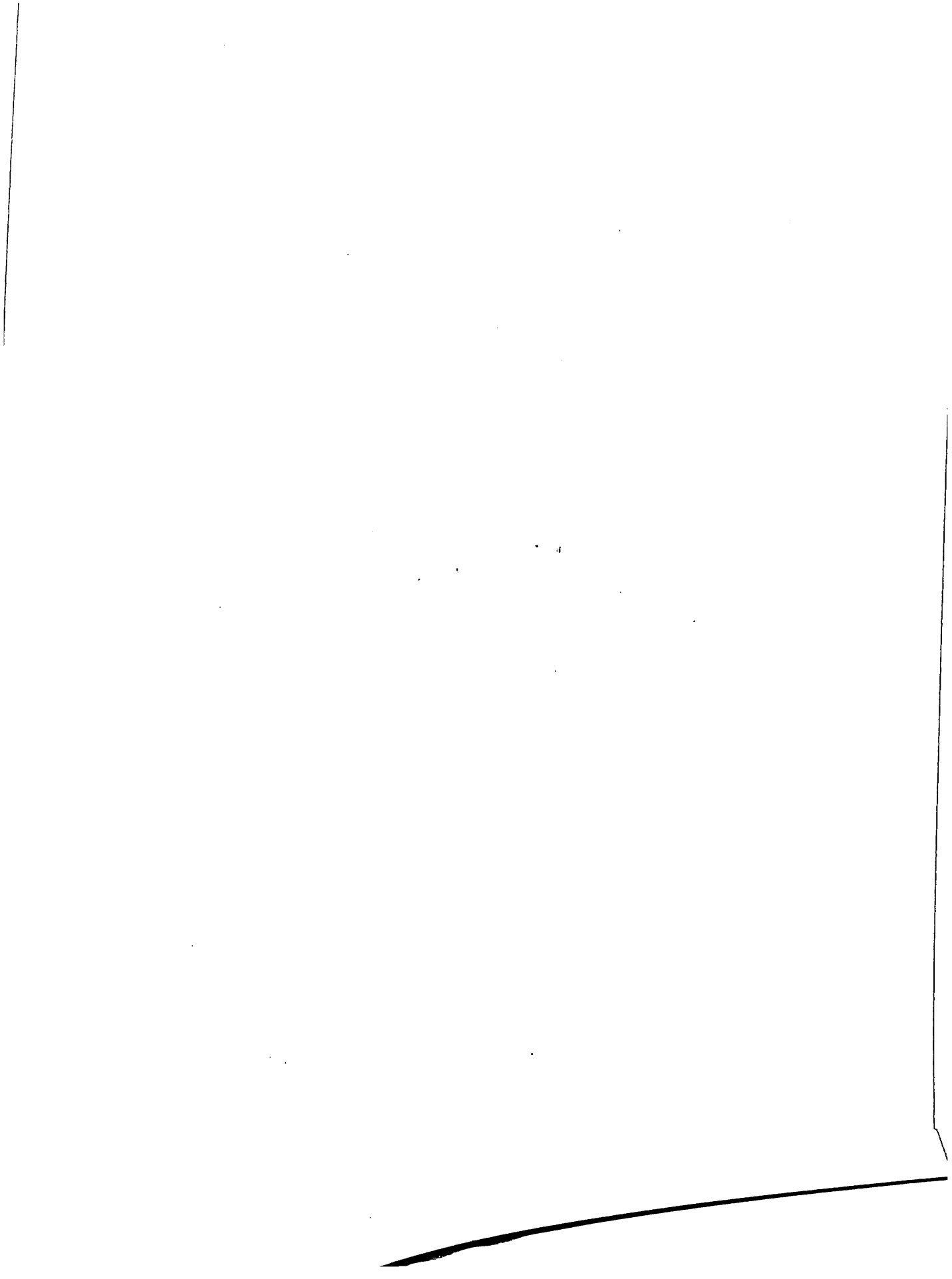
April 27th, 2021.

NOTARY PUBLIC STATE OF FLORIDA

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida
Clerk to the Special Magistrate

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.





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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage 6.90

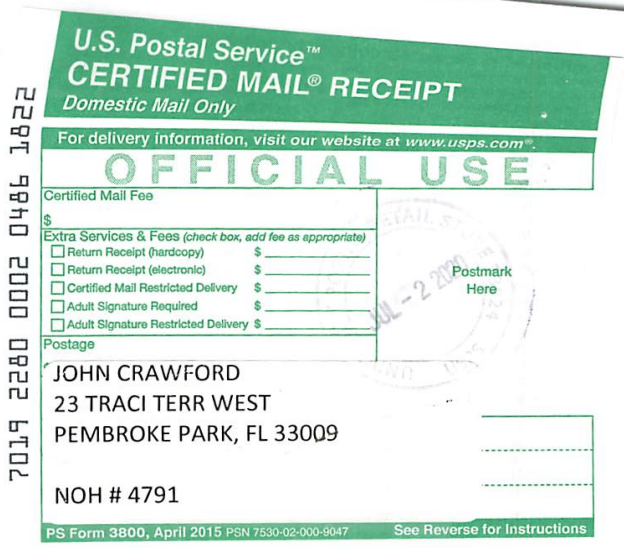
Postmark Here

John Crawford
23 Traci Terr W.
Pembroke Park, FL 33009

N.O.H #4791

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 5331



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

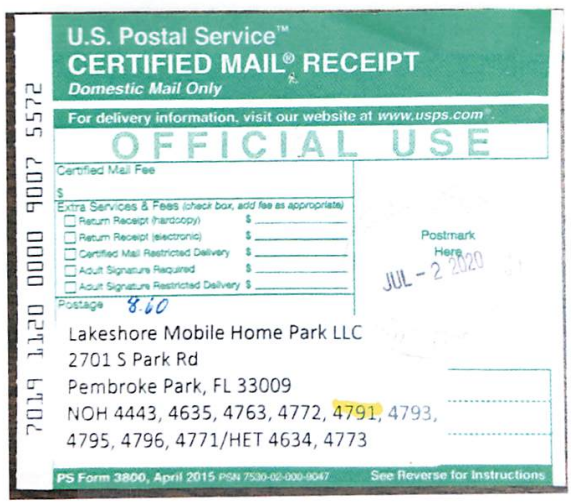
Postmark Here

JOHN CRAWFORD
23 TRACI TERR WEST
PEMBROKE PARK, FL 33009

NOH # 4791

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 1822



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

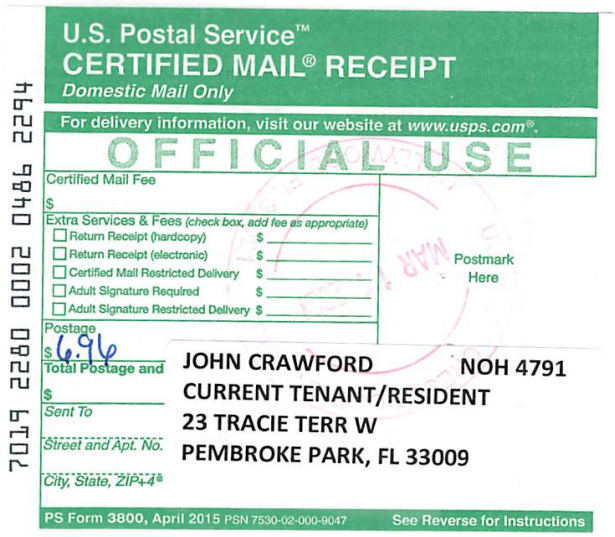
Postage 8.60

Postmark Here
JUL - 2 2020

Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793,
4795, 4796, 4771/HET 4634, 4773

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 5572



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$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $6.96

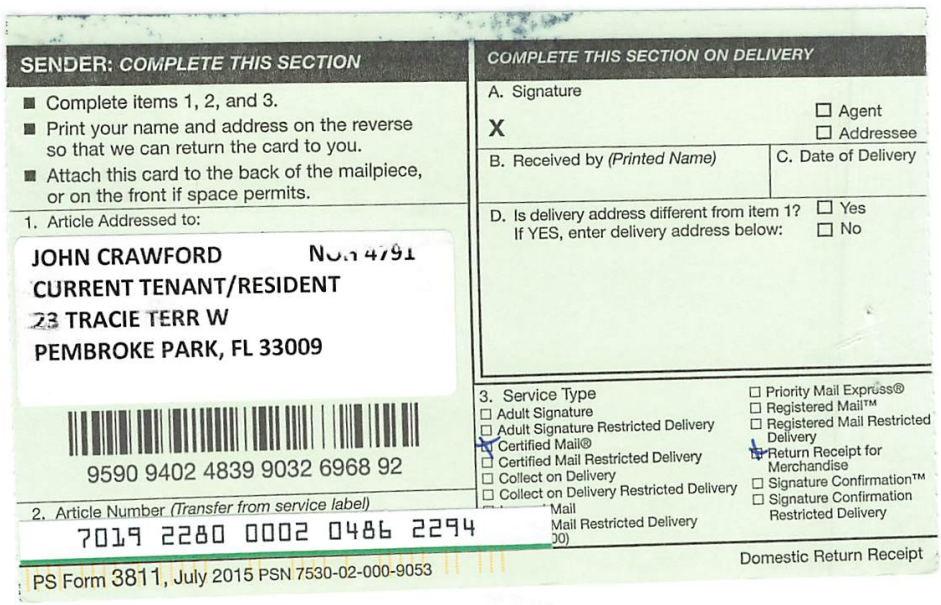
Postmark Here
MAR

Total Postage and $
Sent To
Street and Apt. No.
City, State, ZIP+4®

JOHN CRAWFORD NOH 4791
CURRENT TENANT/RESIDENT
23 TRACIE TERR W
PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 2294



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JOHN CRAWFORD NOH 4791
CURRENT TENANT/RESIDENT
23 TRACIE TERR W
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6968 92

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2294

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC/ASHAINA LESSNER	3140 W HALLANDALE BEACH BLVD LOT 804 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5924 **Date Next Inspection** 6/15/2022

Notes

1. New windows added without a permit. Obtain a permit for each window replaced with plans and inspections.
2. French doors installed without a permit. Obtain a permit for the french doors with plans and inspections.
3. Demolition started without a permit. Obtain a permit for the demo with any plans and inspections.
4. (2) additions added to the M/H without a permit. Obtain a permit for the (2) additions including electrical and plumbing with any plans and inspections.
5. New vinyl siding added to the home without a permit. Obtain a permit for the vinyl siding with any plans and inspections.
6. New door added without a permit. Obtain a permit for the new door with any plans and inspections.
7. Possible removal of carport area converted to an addition. Verify with the Building Department.
8. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/15/2021		Notice of Violation	Posted to Property
7/30/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/25/2021	8/19/2021	Final Order	
5/23/2022	6/15/2022	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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/15/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$10,400.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$10,500.00**

Case Overview

Payments

Date	Payment Type Name	Amount
9/17/2021	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**$10,397.00**

7021 1970 0000 4565 5622

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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 HOLIDAY HALLANDALE MHC LLC
ASHAINA LESSNER

Street and Apt. No. 3140 W HALLANDALE BEACH BLVD
#804, PEMBROKE PARK, FL, 33009

City, State, ZIP+4 N.O.H #5924

PS Form 3800,

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
ASHAINA LESSNER
3140 W HALLANDALE BEACH BLVD
#804, PEMBROKE PARK, FL, 33009
N.O.H #5924

9590 9402 6921 1104 8087 63

2. Article Number (Transfer from service label)
7021 1970 0000 4565 5622

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

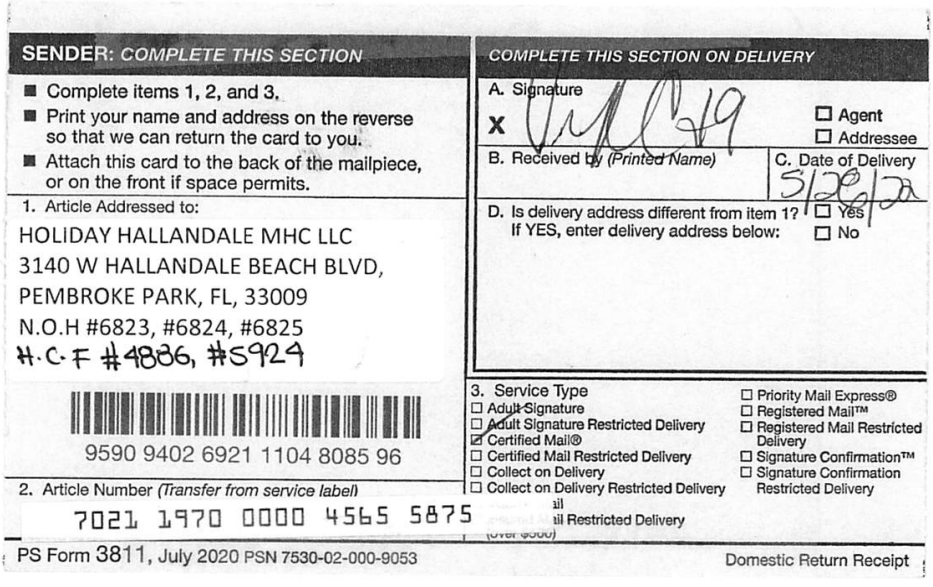
C. Date of Delivery
5/26/22

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

ail Restricted Delivery
0)

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:

HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009
N.O.H #6823, #6824, #6825
H.C.F #4886, #5929

9590 9402 6921 1104 8085 96

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 5875

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 5/28/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

ail
ail Restricted Delivery
(over $500)

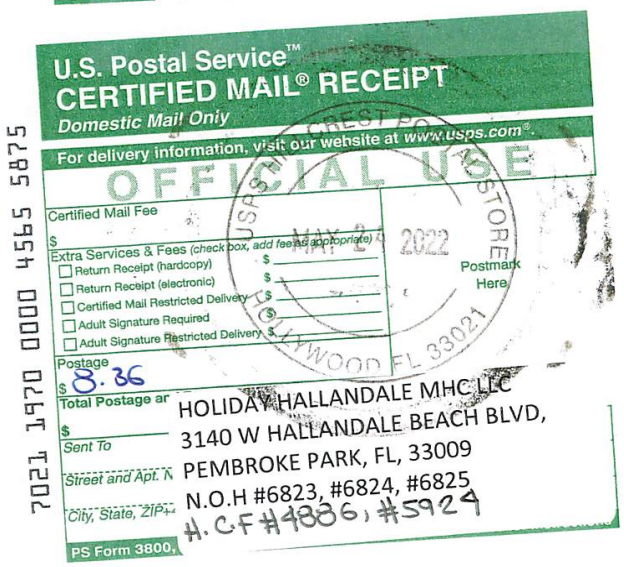
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery $
Postage
$ 8.36
Total Postage
$
Sent To HOLIDAY HALLANDALE MHC LLC
Street and Apt. 8800 NORTH BRONX AVE 2ND FLOOR,
City, State, ZIP SKOKIE, IL, 60077
PS Form 3800
N.O.H #6823, #6824, #6825
H.C.F #4886, #5924
MAY 24 2022
Postmark Here
HOLLYWOOD FL 33021
7021 1970 0000 4565 5639



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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery $
Postage
$ 8.36
Total Postage
$
Sent To CORPORATION SERVICE COMPANY
Street and Apt. 1201 HAYS STREET,
City, State, ZIP TALLAHASSEE, FL, 32301
PS Form 3800
N.O.H #6823, #6824, #6825
H.C.F #4886, #5924
MAY 24 2022
Postmark Here
HOLLYWOOD FL 33021
7021 1970 0000 4565 5677



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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
$ 8.36
Total Postage
$
Sent To HOLIDAY HALLANDALE MHC LLC
Street and Apt. 3140 W HALLANDALE BEACH BLVD,
City, State, ZIP PEMBROKE PARK, FL, 33009
PS Form 3800
N.O.H #6823, #6824, #6825
H.C.F #4886, #5924
MAY 2022
Postmark Here
7021 1970 0000 4565 5875

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLIDAY HALLANDALE MHC LLC/ASHAINA LESSNER CASE NO. 5924

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC/ASHAINA LESSNER AT 8:05 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

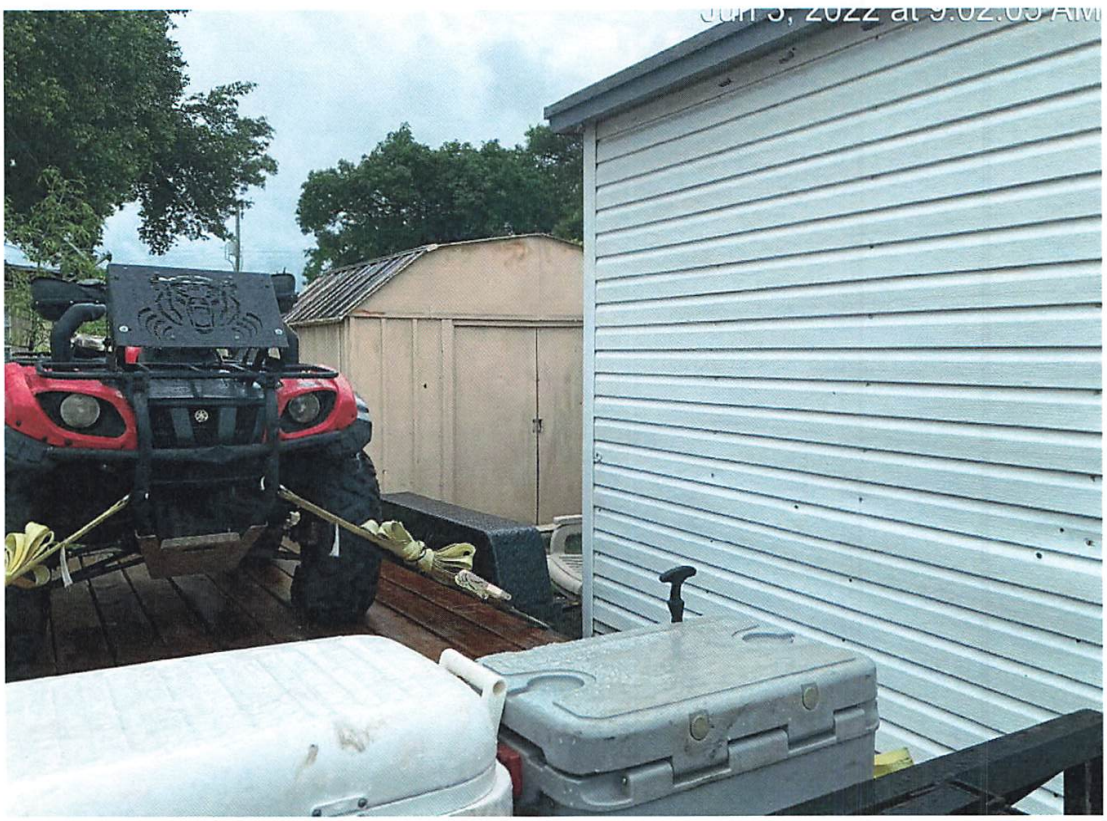
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of June, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

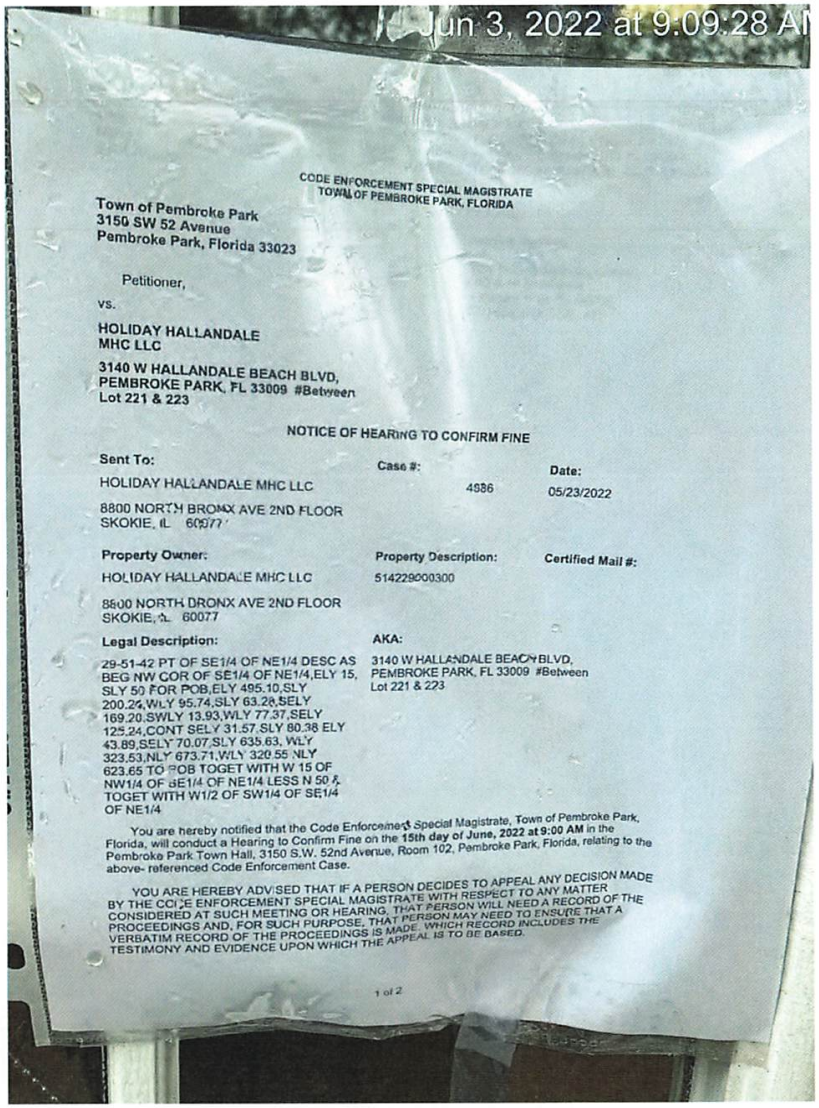
Signature
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


804
BRUTE







Jun 3, 2022 at 9:09:28 AM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

HOLIDAY HALLANDALE MHC LLC

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Between Lot 221 & 223

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	4986	05/23/2022

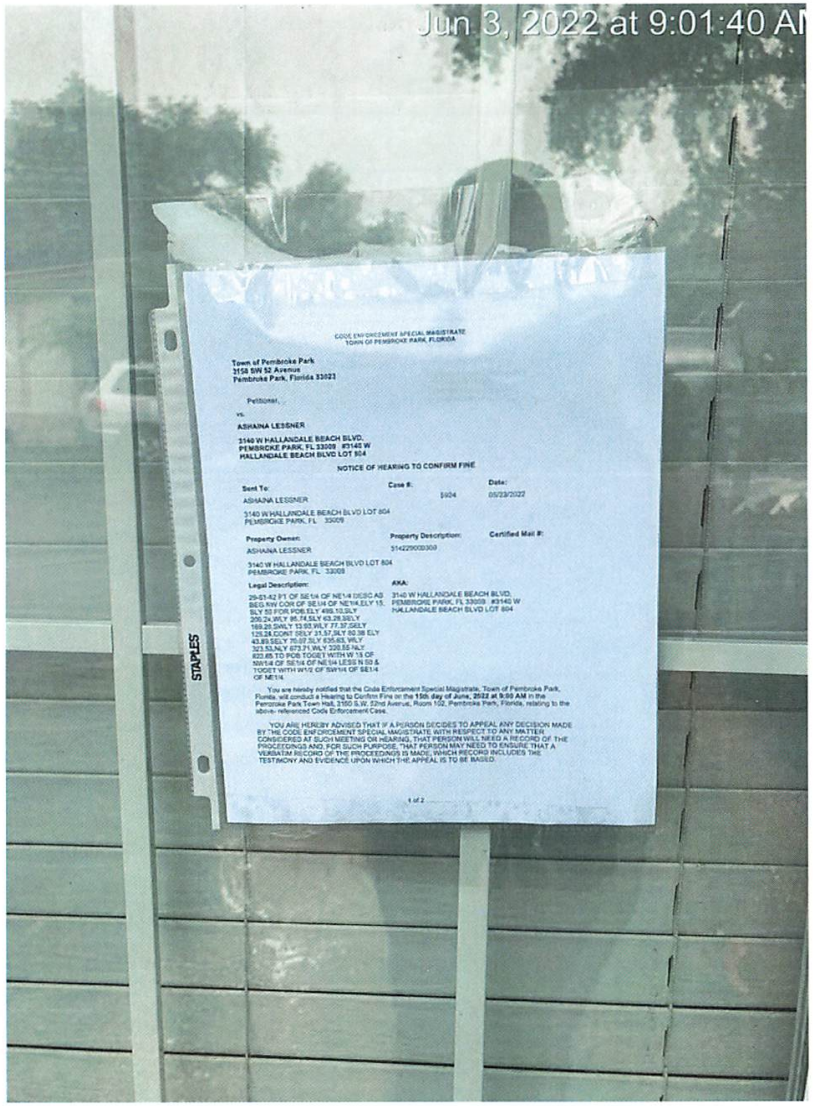
Property Owner:	**Property Description:**	**Certified Mail #:**
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000300	

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 #Between Lot 221 & 223

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON MAY NEED TO ENSURE THAT A PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

1 of 2


Jun 3, 2022 at 9:01:40 AM
STAPLES
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
ASHAINA LESSNER
3140 W HALLANDALE BEACH BLVD.,
PEMBROKE PARK FL 33009 #3140 W
HALLANDALE BEACH BLVD LOT 804
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
ASHAINA LESSNER
3140 W HALLANDALE BEACH BLVD LOT 804
PEMBROKE PARK, FL 33009
Case #:
1924
Date:
05/23/2022
Property Owner:
ASHAINA LESSNER
3140 W HALLANDALE BEACH BLVD LOT 804
PEMBROKE PARK, FL 33009
Property Description:
514229003309
Certified Mail #:
Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG S/W COR OF SE1/4 OF NE1/4,ELY 15 SLY 53 FOR POB,ELY 466.10,SLY 255.24 WLY 95.74,SLY 43.28,SELY 169.28,SWLY 13.93,WLY 77.37,SELY 128.28,CONT SELY 31.57,SLY 92.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 328.53,NLY 820.65 TO POB TOGET WITH W 1/3 OF W1/4 OF SE1/4 OF NE1/4 LESS N 53 & TOGET WITH W1/3 OF SW1/4 OF SE1/4 OF NE1/4.
AKA:
3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3140 W HALLANDALE BEACH BLVD LOT 804
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 15th day of June, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
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1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ASHAINA LESSNER

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3140 W HALLANDALE BEACH BLVD LOT 804

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ASHAINA LESSNER	5924	05/23/2022
3140 W HALLANDALE BEACH BLVD LOT 804 PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
ASHAINA LESSNER	514229000300	
3140 W HALLANDALE BEACH BLVD LOT 804 PEMBROKE PARK, FL 33009		

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 #3140 W HALLANDALE BEACH BLVD LOT 804

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$5,972,850	$220,080	$6,192,930	$4,796,080	
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	$100,781.16
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,192,930	$6,192,930	$6,192,930	$6,192,930
Portability	0	0	0	0
Assessed/SOH	$4,796,080	$6,192,930	$4,796,080	$4,796,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,796,080	$6,192,930	$4,796,080	$4,796,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number	M14000003856
FEI/EIN Number	47-1194906
Date Filed	06/04/2014
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
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


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Adult Signature Restricted Delivery
Postage
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Sent To
Street and Apt.
City, State, ZIP
AUG 23 2021
Postmark Here
SHAINA LESSNER
3140 W HALLANDALE BEACH BLVD
LOT 804
PEMBROKE PARK, FL 33009
FO # 5924
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


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HOLIDAY MOBILE HOME PARK LLC
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
FO # 5924
See Reverse for Instructions


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AUG 23 2021
Postmark Here
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
FO # 5924
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY MOBILE HOME PARK LLC
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
FO # 5924

9590 9402 6610 1028 6995 29

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 8768

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

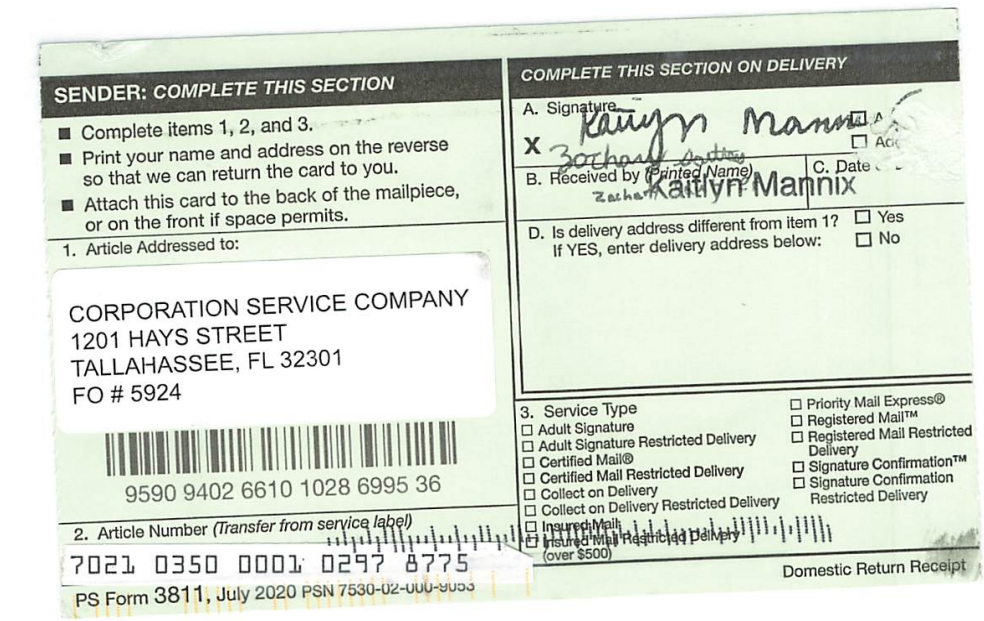
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
8/26/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
FO # 5924

9590 9402 6610 1028 6995 36

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 8775

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ A
☐ Ad

B. Received by *(Printed Name)* C. Date
Kaitlyn Mannix

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
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☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

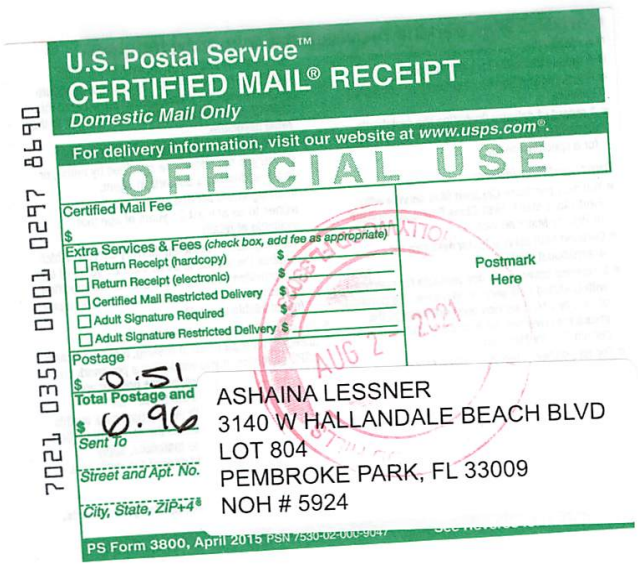
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$ 0.51
Total Postage and
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☐ Adult Signature Restricted Delivery $
Postage
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Total Postage an
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Sent To
Street and Apt. No.
City, State, ZIP+4
HOLIDAY MOBILE HOME PARK LLC
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
NOH # 5924
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☐ Adult Signature Required $
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Postage
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Total Postage and
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Sent To
Street and Apt. No.
City, State, ZIP+4®
ASHAINA LESSNER
3140 W HALLANDALE BEACH BLVD
LOT 804
PEMBROKE PARK, FL 33009
NOH # 5924
Postmark Here
AUG 2 - 2021
PS Form 3800, April 2015 PSN 7530-02-000-9047
7021 0350 0001 0297 8690

Lot 804



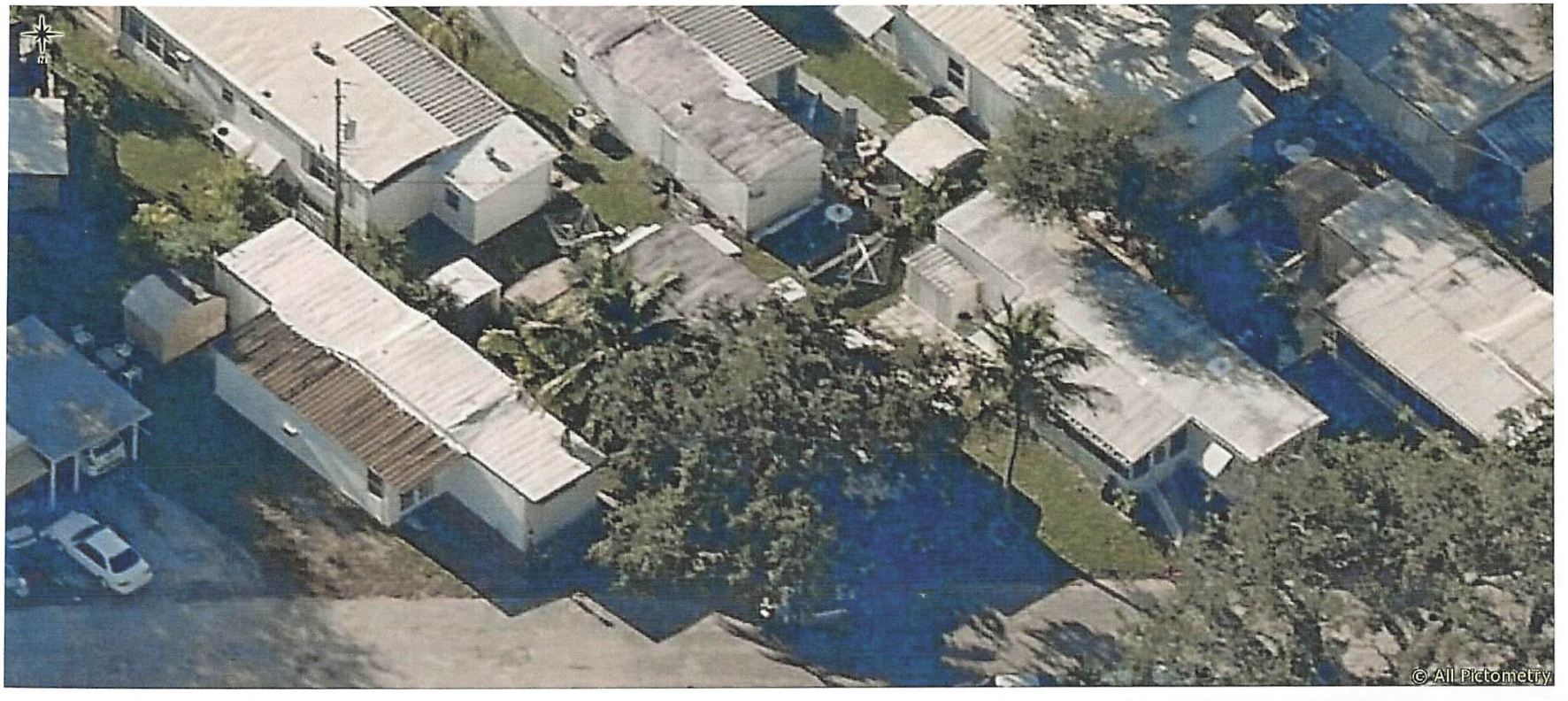
01/05/2021

Lot 804



01/06/2017

Lot 804



12/15/2017

Lot 804



12/21/2009

Lot 804



12/24/2009

Case Overview

Property/Incident Information

Owner	Address	Site Address
ASHAINA LESSNER	3140 W HALLANDALE BEACH BLVD LOT 804 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3140 W HALLANDALE BEACH BLVD LOT 804

Legal Description

Case Status Open **Case #** 5924 **Date Next Inspection** 8/19/2021

Notes

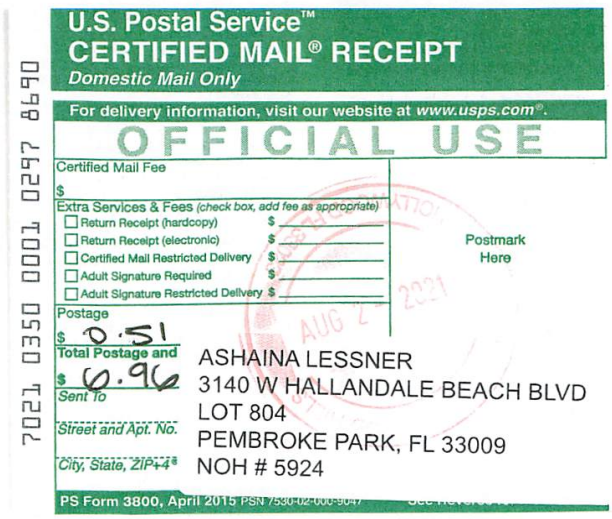
1. New windows added without a permit. Obtain a permit for each window replaced with plans and inspections.
2. French doors installed without a permit. Obtain a permit for the french doors with plans and inspections.
3. Demolition started without a permit. Obtain a permit for the demo with any plans and inspections.
4. (2) additions added to the M/H without a permit. Obtain a permit for the (2) additions including electrical and plumbing with any plans and inspections.
5. New vinyl siding added to the home without a permit. Obtain a permit for the vinyl siding with any plans and inspections.
6. New door added without a permit. Obtain a permit for the new door with any plans and inspections.
7. Possible removal of carport area converted to an addition. Verify with the Building Department.
8. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/15/2021		Notice of Violation	Posted to Property
7/30/2021	8/19/2021	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: 8/19/2021



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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To
ASHAINA LESSNER

Street and Apt. No.
3140 W HALLANDALE BEACH BLVD
LOT 804

City, State, ZIP+4®
PEMBROKE PARK, FL 33009
NOH # 5924

Postmark Here
AUG 2 - 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0297 8690



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage an
$ 6.96

Sent To
HOLIDAY MOBILE HOME PARK LLC

Street and Apt. No.
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
NOH # 5924

City, State, ZIP+4

Postmark Here
AUG 2 - 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 8713



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.52

Total Postage and
$ 6.96

Sent To
CORPORATION SERVICE COMPANY

Street and Apt. No.
1201 HAYS STREET

City, State, ZIP+4®
TALLAHASSEE, FL 32301
NOH # 5924

Postmark Here
AUG 2 - 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 8706

N # 5924

OF PEMBROKE PARK

) AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
06/15/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

Holiday Hallandale MHC LLC
8800 North Bronx Ave
2nd Floor
Skokie, IL 60077

SOV # 5924

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
06/15/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

Sent To:

ASHAINA LESSNER

3140 W HALLANDALE BEACH BLVD LOT 804
PEMBROKE PARK, FL 33009

Case #:

5924

Inv #5924

OF PEMBROKE PARK

ID AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
06/15/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

corporation service company
1201 Hays Street
Tallahassee, FL
32301

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



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

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).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$5,226,240	$220,080	$5,446,320	$4,360,080	
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	$3,728,870	$3,728,870	$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,446,320	$5,446,320	$5,446,320	$5,446,320
Portability	0	0	0	0
Assessed/SOH	$4,360,080	$5,446,320	$4,360,080	$4,360,080
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	$4,360,080	$5,446,320	$4,360,080	$4,360,080

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
$7.00	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

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

ASHAINA LESSNER

3140 W HALLANDALE BEACH BLVD LOT 804
PEMBROKE PARK, FL 33009

Case #:

5924

Property Owner:

ASHAINA LESSNER

3140 W HALLANDALE BEACH BLVD LOT 804
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3140 W HALLANDALE BEACH BLVD LOT 804

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

1. New windows added without a permit. Obtain a permit for each window replaced with plans and inspections.
2. French doors installed without a permit. Obtain a permit for the french doors with plans and inspections.
3. Demolition started without a permit. Obtain a permit for the demo with any plans and inspections.
4. (2) additions added to the M/H without a permit. Obtain a permit for the (2) additions including electrical and plumbing with any plans and inspections.
5. New vinyl siding added to the home without a permit. Obtain a permit for the vinyl siding with any plans and inspections.
6. New door added without a permit. Obtain a permit for the new door with any plans and inspections.
7. Possible removal of carport area converted to an addition. Verify with the Building Department.
8. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of August, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

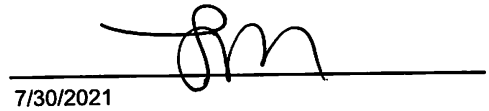
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



7/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
ASHAINA LESSNER	)	CASE NO. 5924
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: ASHAINA LESSNER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD LOT 804, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ASHAINA LESSNER AT **10:17** **A.M.**/P.M. ON THE **2** DAY OF **AUGUST** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of 8, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

ASHAINA LESSNER

3140 W HALLANDALE BEACH BLVD LOT 804
PEMBROKE PARK, FL 33009

Case #:

5924

Property Owner:

ASHAINA LESSNER

3140 W HALLANDALE BEACH BLVD LOT 804
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4,ELY 15,
SLY 50 FOR POB,ELY 495.10,SLY
200.24,WLY 95.74,SLY 63.28,SELY
169.20,SWLY 13.93,WLY 77.37,SELY
125.24,CONT SELY 31.57,SLY 80.38 ELY
43.89,SELY 70.07,SLY 635.63, WLY
323.53,NLY 673.71,WLY 320.55 NLY 623.65
TO POB TOGET WITH W 15 OF NW1/4 OF
SE1/4 OF NE1/4 LESS N 50 & TOGET
WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

08/02/2021 22:17


08/02/2021 22:17


08/02/2021 22:18


BULL BAG DUMPSTER
08/02/2021 22:18


08/02/2021 22:18


08/02/2021 22:18


08/02/2021 22:18

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ASHAINA LESSNER	5924	06/15/2021
3140 W HALLANDALE BEACH BLVD LOT 804 PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
ASHAINA LESSNER	514229000300	
3140 W HALLANDALE BEACH BLVD LOT 804 PEMBROKE PARK, FL 33009		

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 #3140 W HALLANDALE BEACH BLVD LOT 804

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

Notes/Means of Correction:

1. New windows added without a permit. Obtain a permit for each window replaced with plans and inspections.
2. French doors installed without a permit. Obtain a permit for the french doors with plans and inspections.
3. Demolition started without a permit. Obtain a permit for the demo with any plans and inspections.
4. (2) additions added to the M/H without a permit. Obtain a permit for the (2) additions including electrical and plumbing with any plans and inspections.
5. New vinyl siding added to the home without a permit. Obtain a permit for the vinyl siding with any plans and inspections.
6. New door added without a permit. Obtain a permit for the new door with any plans and inspections.
7. Possible removal of carport area converted to an addition. Verify with the Building Department.
8. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Ashaina Lessner Date 6.14.2021

Site Address (804) 3190 W Hallandale Beach Lot 804 Case # _____

Sub/Park Holiday

Permit # _____

- [X] *STOP ALL WORK
- [X] No Building Permit
- [ ] Violation of Florida Building Code # _____
- [X] Violation of Town Ordinance # S-105
- [ ] NFPA # _____
- [ ] Approved Plan Not Being Followed
- [ ] Permit Not on Job
- [ ] Approved plan not on Job
- [ ] Re-Inspection Fee
- [ ] Repeat Violation (Double fine)

Violation (s)
New windows, french doors, Demolition of drywall, (2) Additions to m/h including electrical, New vinyl siding, & New Door.

Corrective Action(s)
Obtain a permit for Additions w/ roofover, New windows, french doors, NAW door; demo that was started, New vinyl siding with inspections & plans w/ any electrical.

- [X] Structural
- [X] Code Enforcement
- [ ] Plumbing
- [X] Zoning
- [ ] Mechanical
- [ ] Business Tax Receipt
- [X] Electrical
- [ ] Other _____

- [X] DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:
- [X] Code Enforcement Ext.215
- [ ] Business Tax Receipt Ext. 214
- [X] Building Dept. Ext. 211/227
- [ ] Public Works Ext. 238

T. Malcam
Code Enforcement Officer

Posted No answer from door.
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


804
06/14/2021 11:21


06/14/2021 11:21


06/14/2021 11:21


06/14/2021 11:20

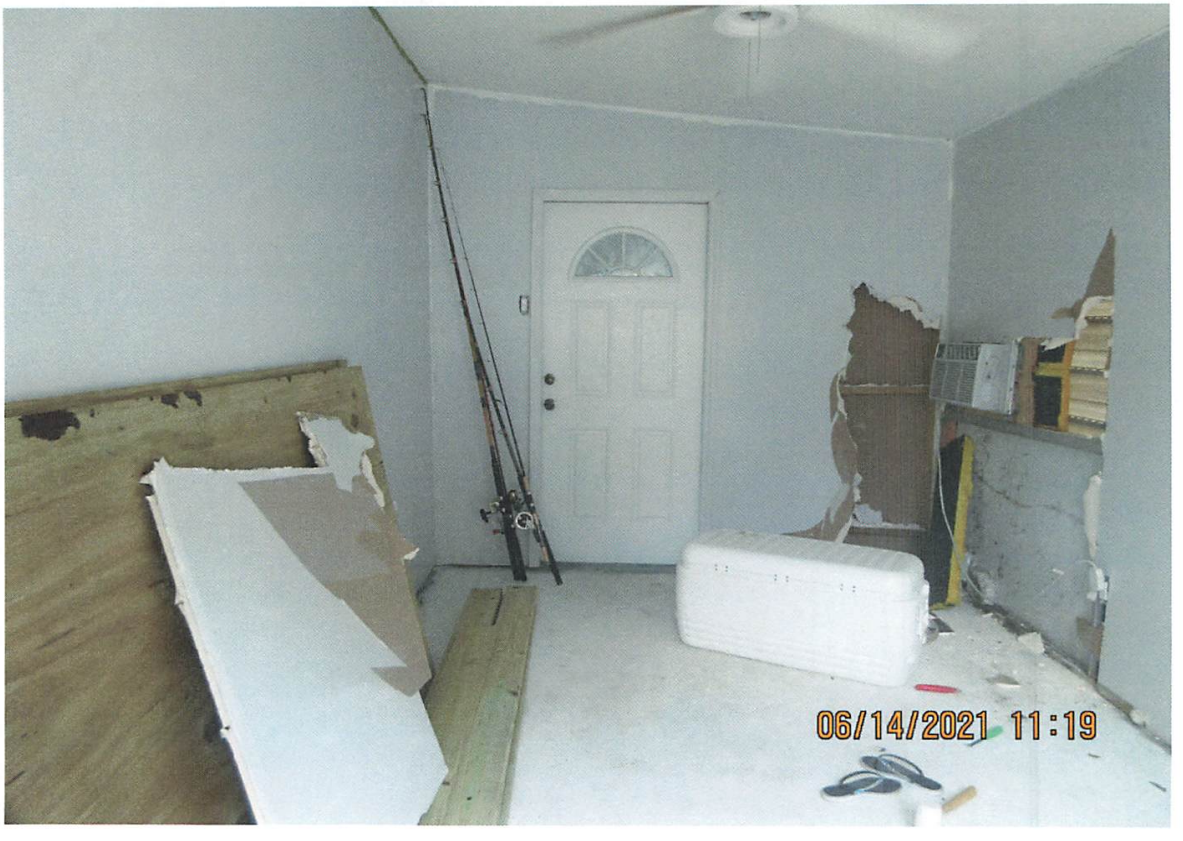

06/14/2021 11:20


06/14/2021 11:20


06/14/2021 11:20


804
06/14/2021 11:20


06/14/2021 11:20


06/14/2021 11:19


06/14/2021 11:19


06/14/2021 11:19


06/14/2021 11:19


06/14/2021 11:19


06/14/2021 11:18


06/14/2021 11:18

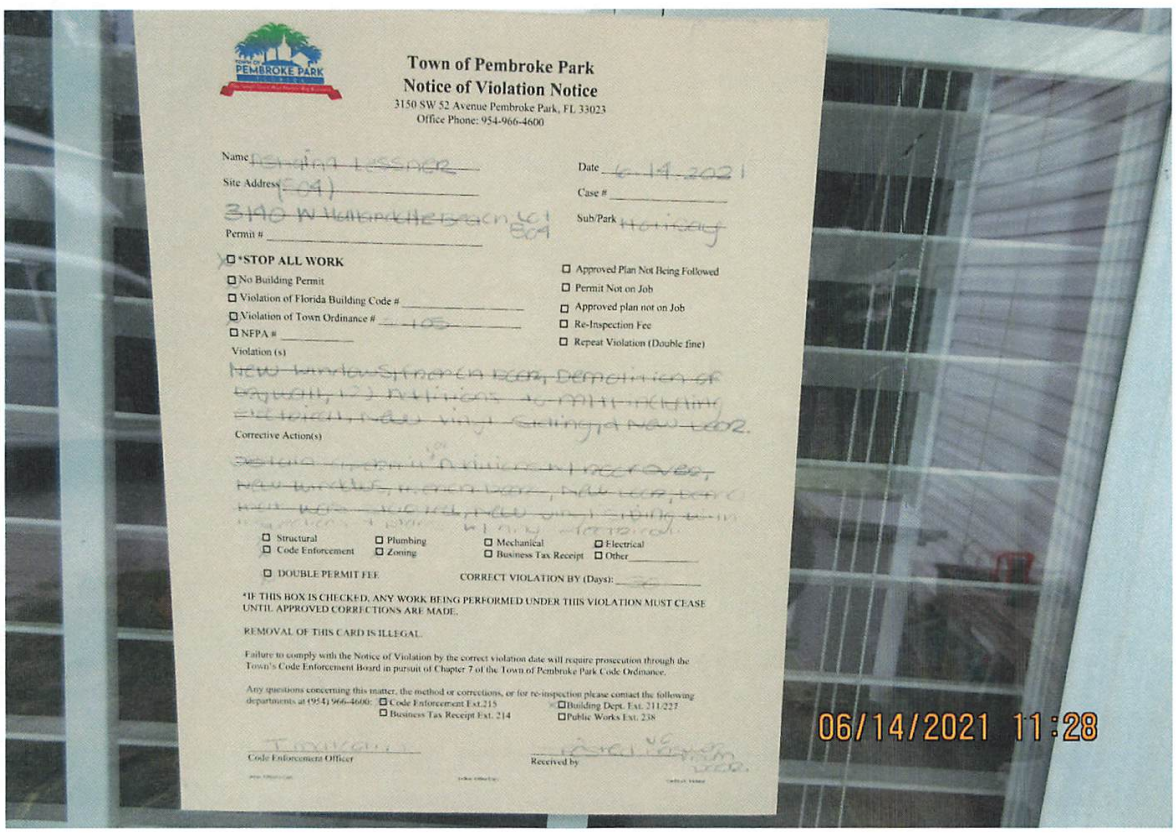

06/14/2021 11:18


06/14/2021 11:18


BULL
BAG
DUMPSTER
6 Cubic Yard
Fill Line
6 Cubic Yard
Fill Line
E REUSABLE DUMPSTER BAG
06/14/2021 11:18


BULL
BAG
DUMPSTER
BULL
BAG
DUMPSTER
THE REUSABLE DUMPSTER
WWW.THEBULLBAG.COM
06/14/2021 11:18


06/14/2021 11:28


Town of Pembroke Park
Notice of Violation Notice
3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600
Name
Site Address
Permit #
Date 6-14-2021
Case #
Sub/Park
*STOP ALL WORK
No Building Permit
Violation of Florida Building Code #
Violation of Town Ordinance #
NFPA #
Violation (s)
Approved Plan Not Being Followed
Permit Not on Job
Approved plan not on Job
Re-Inspection Fee
Repeat Violation (Double fine)
Corrective Action(s)
Structural
Plumbing
Mechanical
Electrical
Code Enforcement
Zoning
Business Tax Receipt
Other
DOUBLE PERMIT FEE
CORRECT VIOLATION BY (Days):
*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL
Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:
Code Enforcement Ext.215
Building Dept. Ext. 211/227
Business Tax Receipt Ext. 214
Public Works Ext. 238
Code Enforcement Officer
Received by
06/14/2021 11:28

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Shaina Lessner
3120 W Hallandale Beach Blvd Lot 804
Pembroke Park, FL 33009

Site Address:

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3140 W HALLANDALE BEACH BLVD LOT 804

Date 9/17/2021 9:32:00 AM
Invoice # 23737
For Code Enforcement Case# 5924

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	11/17/2021		$50.00	0	$0.00
Admin Fixed	9/17/2021		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
9/17/2021	Credit	$103.00
Total		$103.00

Balance **$0.00**

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3252 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5737 **Date Next Inspection** 6/15/2022

Notes

There are multiple A/C units that have been unlawfully installed without a permit all throughout this complex
There are several water heaters that have been installed without a permit
There are several roofs throughout the property that are damaged and leaking
There is electrical work that has been done unlawfully throughout this complex without a permit
The entire parking lot is in disrepair and requires repair
There are several broken and unpainted parking bumpers inside this complex
The sidewalk inside this complex has several broken, cracked and uneven sections
There are several exterior lights that are broken and inoperable
There are several broken mailboxes throughout this complex
The entire property has excessive overgrowth that requires cutting and removal
There is bulk trash all throughout the property
There are vehicles without license plates, tags, expired tags and or are abandoned
There are several overgrown trees throughout this complex that present an immediate health and safety concern
There are bare spots on the grass all throughout this complex
There are several exposed pipes throughout this complex- this is a health and safety concern
The sidewalks inside this complex are dirty and require cleaning
To comply with these violations please take the following actions:
1)A permit must be acquired for every single A/C unit that was installed without a permit
2)Halt any further installation of water heaters in this complex-Obtain a permit for all previous work and all future work
3)Obtain a permit and Repair/Replace all roofs that are damaged and ensure there is no remaining water leak
4) Halt any further electrical work immediately. Acquire a permit for all electrical work that has been done
5)Repair/Re-blacktop the entire parking lot and ensure it is in a smooth well graded condition
6)Repair/Replace all broken and damaged parking bumpers and repaint all of parking bumpers
7)Repair/Replace all broken, damaged and uplifted sections of the sidewalk
8)Repair all exteriors lights and ensure they are in proper working condition
9)Repair/Replace all broken/damaged mailboxes
10)Remove all excessive overgrowth from this property
11)Remove all bulk trash from this property
12)Remove all abandoned vehicles from this property
13)Trim/Remove all overgrown trees and ensure that no tree branches are over roofs and sidewalks
14)Re-sod all bare spots on the lawn of this property
15)Ensure that all piping is properly covered inside this complex and acquire a permit for any work required
16)Clean all sidewalks and remove the discoloration

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/24/2022		Notice of Violation	Posted to Property
3/1/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Case Overview

3/17/2022	3/16/2022	Final Order	Affidavit of Service/Posted to Property Certified Mail
4/22/2022		Affidavit of Non-Compliance	Regular Mail
5/5/2022		Affidavit of Non-Compliance	Regular Mail
5/19/2022	6/15/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 6/15/2022
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: 6/15/2022
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: 6/15/2022
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: 6/15/2022
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.	4/22/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	5/5/2022
HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	4/22/2022
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)	4/22/2022
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	4/22/2022
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.	4/22/2022
UTILITIES	Sec. 26-116. - Litter; littering material.	The accumulation, placing, sweeping, scattering, throwing, or dumping of litter, or littering material such as dead plants, yard clippings, stagnant water, rubbish, debris, trash, including any wrecked, derelict or partially dismantled motor vehicle, trailer, boats, machinery, appliances, furniture or similar article, or any unsanitary, hazardous or significant material upon any surface area, stormwater management or water body within the Town is hereby prohibited. (Ord. No. 04-04-01, § 11, 4-14-04)	4/22/2022
VEGETATION	Sec. 27-32.1. - Enforcement.	(a) All landscaping shall be installed as specified on the final approved landscaping plans prior to requesting a final landscaping inspection. If the landscaping requirements of this chapter and the approved landscaping plan have not been met at the time that a final landscaping inspection is requested and a Certificate of Occupancy is requested by the owner or its agent, the owner or its agent shall deposit with the Town a cash bond in an amount equal to one hundred fifty (150) percent of the estimated cost of the remaining labor and materials necessary to complete the landscaping improvements as per the approved landscaping plan. The Town Planner shall determine the estimated cost of the labor and materials necessary to complete the landscaping improvements and the amount of the landscaping completion deposit. (b) The owner or its agent shall complete the landscaping improvements and receive final approval from the Town Planner within sixty (60) days of the Town Planner's determ...	4/22/2022

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$14,500.00
Individual Violation		Individual Violation		$14,500.00
Individual Violation		Individual Violation		$14,500.00
Individual Violation		Individual Violation		$14,500.00
Individual Violation		Individual Violation		$14,500.00
Individual Violation		Individual Violation		$14,500.00
Individual Violation		Individual Violation		$14,500.00
Individual Violation		Individual Violation	4/22/2022	$1,500.00
Individual Violation		Individual Violation	4/22/2022	$1,500.00
Individual Violation		Individual Violation	4/22/2022	$1,500.00
Individual Violation		Individual Violation	4/22/2022	$1,500.00
Individual Violation		Individual Violation	4/22/2022	$1,500.00
Individual Violation		Individual Violation	4/22/2022	$1,500.00
Individual Violation		Individual Violation	4/22/2022	$1,500.00
Individual Violation		Individual Violation	5/5/2022	$4,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$116,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$116,850.00**

7021 1970 0000 4565 5790

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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
$

Sent To INFINITY AZURE LLC

Street and Apt. No. IGHAL GOLDFARB
9520 HARDING AVE STE 1,

City, State, ZIP+4® SURFSIDE, FL, 33154
H.C.F #5737

PS Form 3800, A...

MAY 24 2022
USPS STORE
HOLLYWOOD FL 33021
Postmark Here

7021 1970 0000 4565 5806

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 an
$

Sent To INFINITY AZURE LLC

Street and Apt. No. 3252 SW 52 AVENUE,

City, State, ZIP+4 PEMBROKE PARK, FL, 33023
H.C.F #5737

PS Form 3800, ...

MAY 24 2022
USPS STORE
HOLLYWOOD FL 33021
Postmark Here

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
INFINITY AZURE LLC
IGHAL GOLDFARB
9520 HARDING AVE STE 1,
SURFSIDE, FL, 33154
H.C.F #5737

2. Article Number *(Transfer from service label)*
9590 9402 6921 1104 8086 71
7021 1970 0000 4565 5790

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 Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
INFINITY AZURE LLC
3252 SW 52 AVENUE,
PEMBROKE PARK, FL, 33023
H.C.F #5737

2. Article Number *(Transfer from service label)*
9590 9402 6921 1104 8086 64
7021 1970 0000 4565 5806

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

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- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO. 5737

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3252 SW 52 AVE, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3252 SW 52 AVE, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 8:05 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

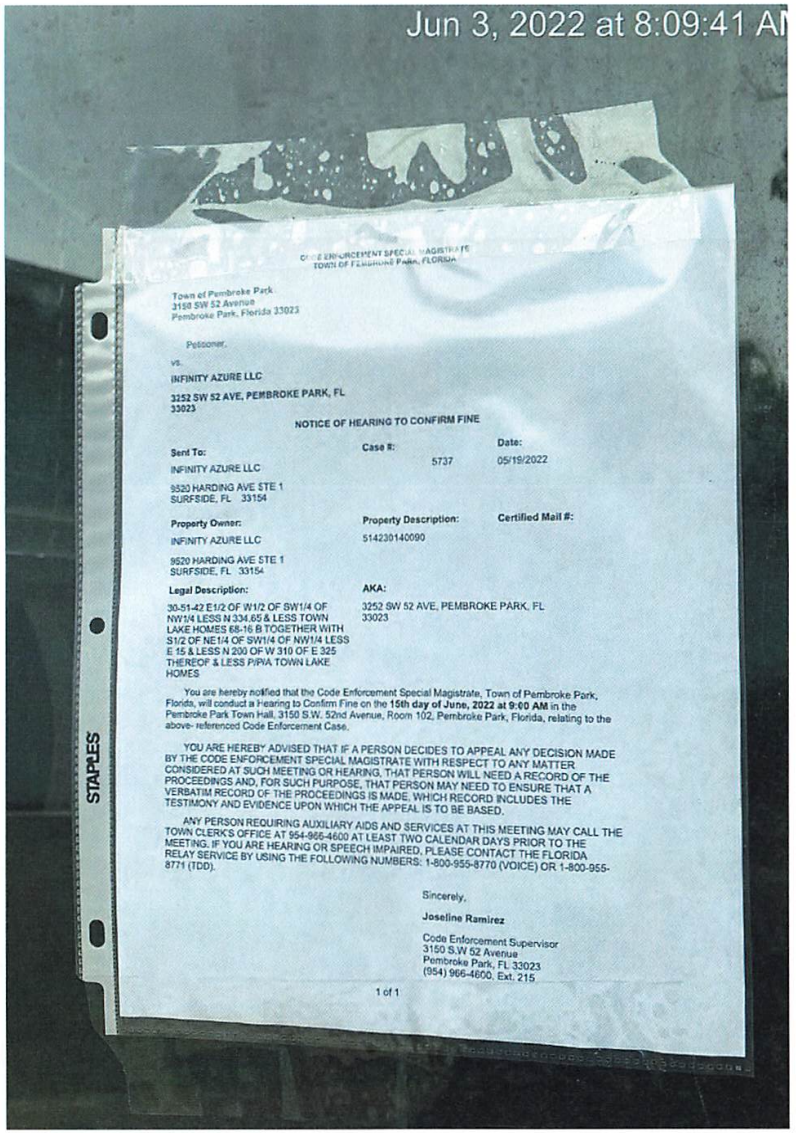
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of June, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

INFINITY AZURE LLC

3252 SW 52 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	5737	05/19/2022

Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	514230140090	

Legal Description:	AKA:
30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES	3252 SW 52 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

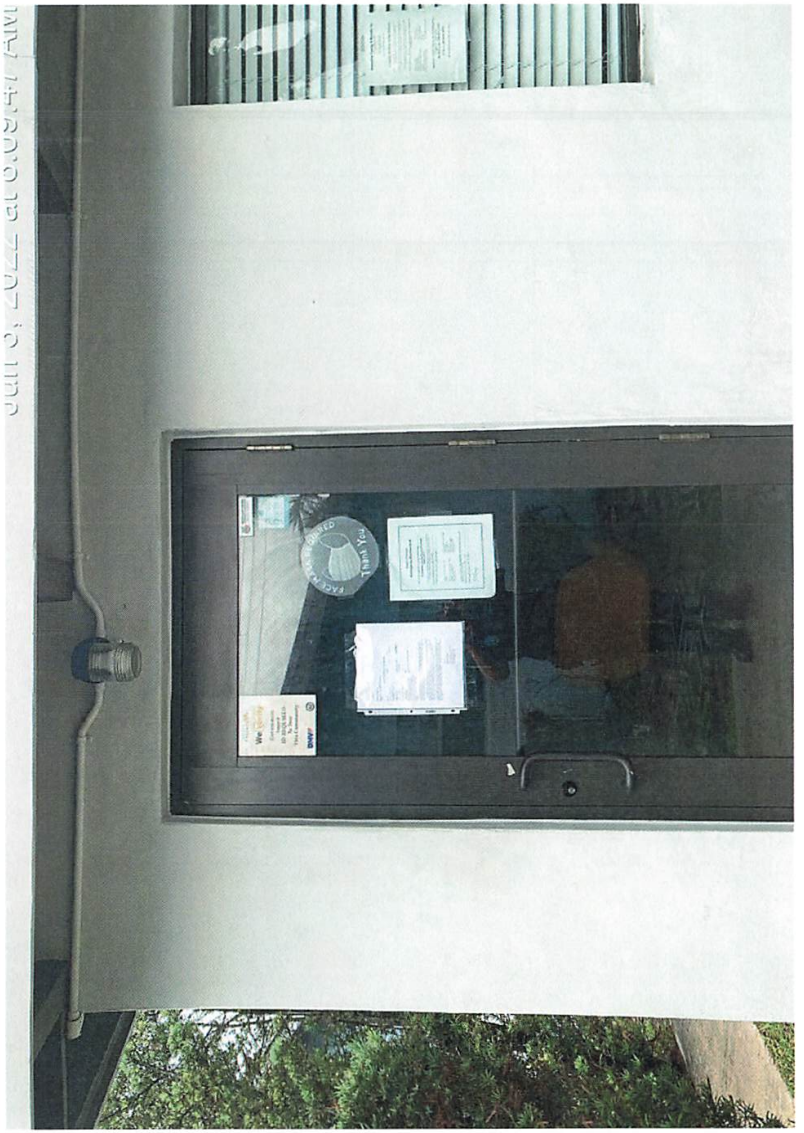
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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.

INFINITY AZURE LLC

3252 SW 52 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
INFINITY AZURE LLC	5737	05/19/2022
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		

Property Owner:	**Property Description:**	**Certified Mail #:**
INFINITY AZURE LLC	514230140090	
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		

Legal Description:	**AKA:**
30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES	3252 SW 52 AVE, PEMBROKE PARK, FL 33023

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3252 SW 52 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 14 0090
Property Owner	INFINITY AZURE LLC	Millage	0613
Mailing Address	9520 HARDING AVE STE 1 SURFSIDE FL 33154	Use	03-02

Abbr Legal Description	30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

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*	$440,820	$4,666,050	$5,106,870	$5,106,870	
2021	$440,820	$4,571,620	$5,012,440	$5,002,970	$107,648.08
2020	$440,820	$4,107,340	$4,548,160	$4,548,160	$98,157.46

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,106,870	$5,106,870	$5,106,870	$5,106,870
Portability	0	0	0	0
Assessed/SOH	$5,106,870	$5,106,870	$5,106,870	$5,106,870
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,106,870	$5,106,870	$5,106,870	$5,106,870

Sales History

Date	Type	Price	Book/Page or CIN
5/24/2021	SW*-D	$31,750,000	117307491
1/30/2018	QC*-T	$100	114868624
2/1/1974	WD*	$3,350,000	5625 / 754

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	220,408	SF
Adj. Bldg. S.F. (Card, Sketch)		64392
Units		90
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	86-3113914
Date Filed	03/19/2021
State	FL
Status	ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

Goldfarb, Ighal
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Name Changed: 03/17/2022

Address Changed: 03/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2022	03/17/2022

Document Images

03/17/2022 -- ANNUAL REPORT	View image in PDF format
03/19/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/27/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

AoNC-5737

Infity Azure LLC
3252 SW 52 Ave,
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/27/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

AoNC-5737

Goldfarb, Ighal
9520 Harding Ave STE 1
Surfside, FL 33154

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

AoNc-5737

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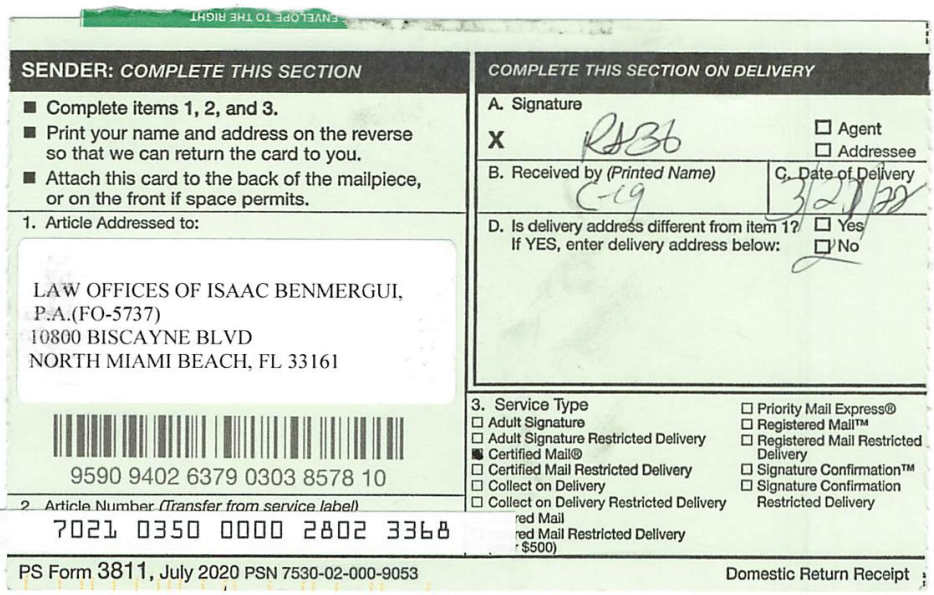
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INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

5737



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10800 BISCAYNE BLVD
NORTH MIAMI BEACH, FL 33161

9590 9402 6379 0303 8578 10

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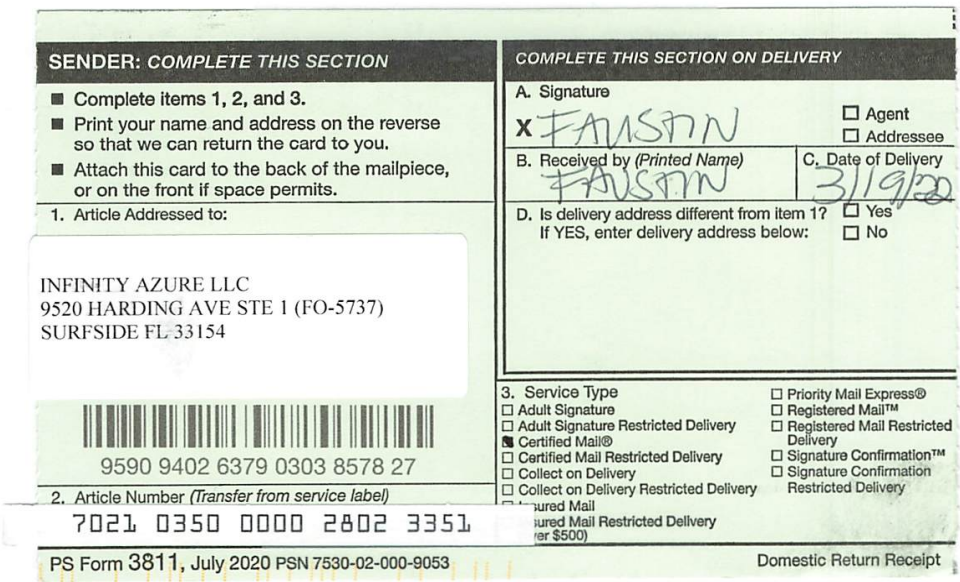
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☐ Addressee

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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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SURFSIDE FL 33154

9590 9402 6379 0303 8578 27

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3351

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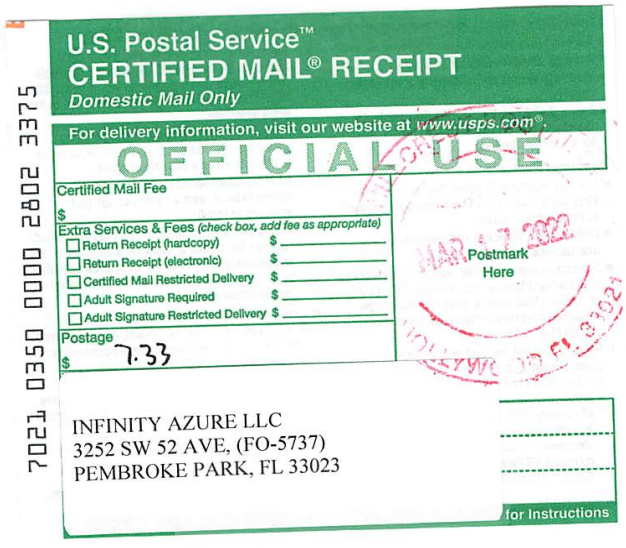
A. Signature
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☐ Agent
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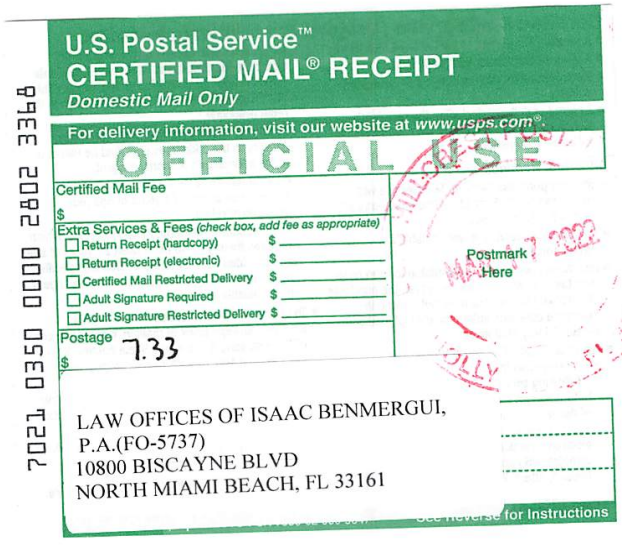
B. Received by *(Printed Name)* FAUSTN
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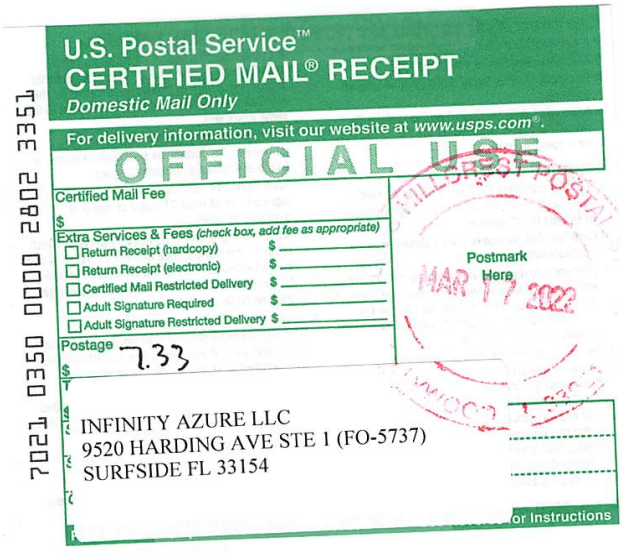
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INFINITY AZURE LLC
3252 SW 52 AVE, (FO-5737)
PEMBROKE PARK, FL 33023
for Instructions
7021 0350 0000 2802 3375


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for Instructions
7021 0350 0000 2802 3368


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MAR 17 2022
INFINITY AZURE LLC
9520 HARDING AVE STE 1 (FO-5737)
SURFSIDE FL 33154
or Instructions
7021 0350 0000 2802 3351

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. INFINITY AZURE LLC Respondent(s)	)	Case No.: 5737

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: 3252 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 514230140090

LEGAL DESCRIPTION: 30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s)5-103(a)(b)(i)(j)(k)(h)(m), 5-105, 5-17, 12-48, 12-43, 26-116, 12-61, 13-2, and 27-32.1. 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)(b)(i)(j)(k)(h)(m),5-105, 5-17, 12-48, 12-43, 26-116, 12-61, 13-2, and 27-32.1. **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s)

shall pay $250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING. A separate fine of $250.00 per day shall be assessed for each of the below listed violations: (list of violations)** Sec 5-103(b). - Exterior maintenance of structures and premises, Sec 5-103(i). – Exterior maintenance of structures and premises, Sec 5-103(j). - Exterior maintenance of structures and premises, Sec 5-103(k). - Exterior maintenance of structures and premises, Sec 5-103(m). - Exterior maintenance of structures and premises, Sec 5-103. - Exterior maintenance of structures and premises (a), Sec 5-103. - Exterior maintenance of structures and premises (h), Sec 5-105. - Repairs and installations, Sec. 12-43. - Notice to remove accumulations—To be sent to property owner., Sec. 12-48. - Outdoor storage prohibited, Sec. 12-61 - Excessive, untended growth deemed public nuisance, Sec. 13-2. - Storage of abandoned property in the open prohibited, Sec. 26-116. - Litter; littering material., Sec. 27-32.1. - Enforcement. AND Sec. 5-17. - Permit application.

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of March 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3252 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5737 **Date Next Inspection** 3/16/2022

Notes

There are multiple A/C units that have been unlawfully installed without a permit all throughout this complex
There are several water heaters that have been installed without a permit
There are several roofs throughout the property that are damaged and leaking
There is electrical work that has been done unlawfully throughout this complex without a permit
The entire parking lot is in disrepair and requires repair
There are several broken and unpainted parking bumpers inside this complex
The sidewalk inside this complex has several broken, cracked and uneven sections
There are several exterior lights that are broken and inoperable
There are several broken mailboxes throughout this complex
The entire property has excessive overgrowth that requires cutting and removal
There is bulk trash all throughout the property
There are vehicles without license plates, tags, expired tags and or are abandoned
There are several overgrown trees throughout this complex that present an immediate health and safety concern
There are bare spots on the grass all throughout this complex
There are several exposed pipes throughout this complex- this is a health and safety concern
The sidewalks inside this complex are dirty and require cleaning
To comply with these violations please take the following actions:
1)A permit must be acquired for every single A/C unit that was installed without a permit
2)Halt any further installation of water heaters in this complex-Obtain a permit for all previous work and all future work
3)Obtain a permit and Repair/Replace all roofs that are damaged and ensure there is no remaining water leak
4) Halt any further electrical work immediately. Acquire a permit for all electrical work that has been done
5)Repair/Re-blacktop the entire parking lot and ensure it is in a smooth well graded condition
6)Repair/Replace all broken and damaged parking bumpers and repaint all of parking bumpers
7)Repair/Replace all broken, damaged and uplifted sections of the sidewalk
8)Repair all exteriors lights and ensure they are in proper working condition
9)Repair/Replace all broken/damaged mailboxes
10)Remove all excessive overgrowth from this property
11)Remove all bulk trash from this property
12)Remove all abandoned vehicles from this property
13)Trim/Remove all overgrown trees and ensure that no tree branches are over roofs and sidewalks
14)Re-sod all bare spots on the lawn of this property
15)Ensure that all piping is properly covered inside this complex and acquire a permit for any work required
16)Clean all sidewalks and remove the discoloration

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/24/2022		Notice of Violation	Posted to Property
3/1/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Case Overview

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 3/16/2022
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: 3/16/2022
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: 3/16/2022
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: 3/16/2022
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: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/16/2022

Case Overview

HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	Not in Compliance - Reinspection Date: 3/16/2022
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: 3/16/2022
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 3/16/2022
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: 3/16/2022
UTILITIES	Sec. 26-116. - Litter; littering material.	The accumulation, placing, sweeping, scattering, throwing, or dumping of litter, or littering material such as dead plants, yard clippings, stagnant water, rubbish, debris, trash, including any wrecked, derelict or partially dismantled motor vehicle, trailer, boats, machinery, appliances, furniture or similar article, or any unsanitary, hazardous or significant material upon any surface area, stormwater management or water body within the Town is hereby prohibited. (Ord. No. 04-04-01, § 11, 4-14-04)	Not in Compliance - Reinspection Date: 3/16/2022
VEGETATION	Sec. 27-32.1. - Enforcement.	(a) All landscaping shall be installed as specified on the final approved landscaping plans prior to requesting a final landscaping inspection. If the landscaping requirements of this chapter and the approved landscaping plan have not been met at the time that a final landscaping inspection is requested and a Certificate of Occupancy is requested by the owner or its agent, the owner or its agent shall deposit with the Town a cash bond in an amount equal to one hundred fifty (150) percent of the estimated cost of the remaining labor and materials necessary to complete the landscaping improvements as per the approved landscaping plan. The Town Planner shall determine the estimated cost of the labor and materials necessary to complete the landscaping improvements and the amount of the landscaping completion deposit. (b) The owner or its agent shall complete the landscaping improvements and receive final approval from the Town Planner within sixty (60) days of the Town Planner's determ...	Not in Compliance - Reinspection Date: 3/16/2022

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9590 9402 6379 0303 8579 19

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☐ Agent
☐ Addressee

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C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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- ☐ Collect on Delivery Restricted Delivery
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- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
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7021 0350 0000 2802 2484

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
01/24/2022
US POSTAGE $000.73⁰

ZIP 33023
011D10656696

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

5737



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3252 SW 52 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 14 0090
Property Owner	INFINITY AZURE LLC	Millage	0613
Mailing Address	9520 HARDING AVE STE 1 SURFSIDE FL 33154	Use	03

Abbr Legal Description	30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

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*	$440,820	$4,571,620	$5,012,440	$5,012,440	
2021	$440,820	$4,571,620	$5,012,440	$5,002,970	$107,648.08
2020	$440,820	$4,107,340	$4,548,160	$4,548,160	$98,157.46

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,012,440	$5,012,440	$5,012,440	$5,012,440
Portability	0	0	0	0
Assessed/SOH	$5,012,440	$5,012,440	$5,012,440	$5,012,440
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,012,440	$5,012,440	$5,012,440	$5,012,440

Sales History

Date	Type	Price	Book/Page or CIN
5/24/2021	SW*-D	$31,750,000	117307491
1/30/2018	QC*-T	$100	114868624
2/1/1974	WD*	$3,350,000	5625 / 754

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	220,408	SF
Adj. Bldg. S.F. (Card, Sketch)		64392
Units		90
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	NONE
Date Filed	03/19/2021
State	FL
Status	ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

LAW OFFICES OF ISAAC BENMERGUI, P.A.
10800 BISCAYNE BLVD
NORTH MIAMI BEACH, FL 33161

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

No Annual Reports Filed

Document Images

03/19/2021 -- Florida Limited Liability View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO. 5737

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3252 SW 52 AVE, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3252 SW 52 AVE, PEMBROKE PARK, FL 33023

I, Erik Richwagen HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 10:35 A.M. ON THE 2 DAY OF MARCH 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

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 8 day of 3, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

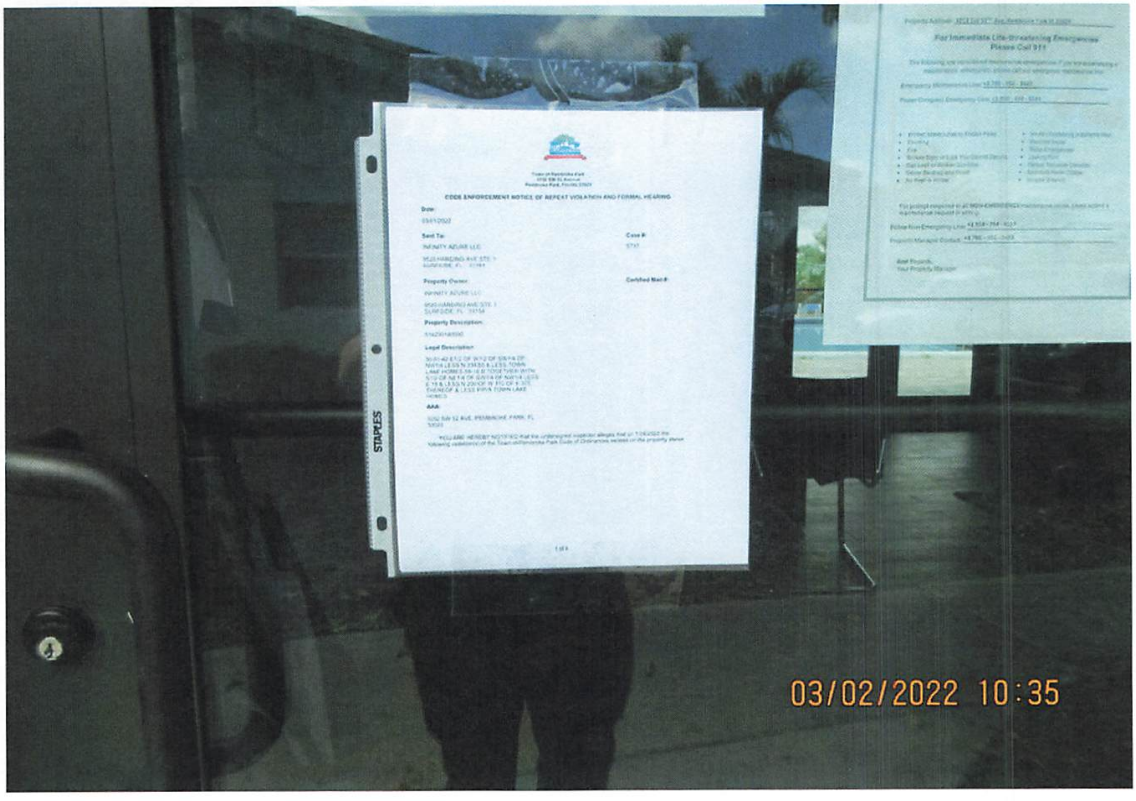
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


03/02/2022 10:35


3252
AZURE
VILLAS
APARTMENT HOMES
03/02/2022 10:25


CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
For Immediate Life-Threatening Emergencies
Please Call 911
STAPLES
03/02/2022 10:35

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/01/2022

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

5737

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230140090

Legal Description:

30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

AKA:

3252 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/24/2022 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(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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. Sidewalks need repair, parking lot needs repair, parking bumpers need repair	30
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 (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - 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) Electrical permit must be obtained, A/C installation permit must be obtained	30
HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	30

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30
UTILITIES	Sec. 26-116. - Litter; littering material.	The accumulation, placing, sweeping, scattering, throwing, or dumping of litter, or littering material such as dead plants, yard clippings, stagnant water, rubbish, debris, trash, including any wrecked, derelict or partially dismantled motor vehicle, trailer, boats, machinery, appliances, furniture or similar article, or any unsanitary, hazardous or significant material upon any surface area, stormwater management or water body within the Town is hereby prohibited. (Ord. No. 04-04-01, § 11, 4-14-04)	30
VEGETATION	Sec. 27-32.1. - Enforcement.	(a) All landscaping shall be installed as specified on the final approved landscaping plans prior to requesting a final landscaping inspection. If the landscaping requirements of this chapter and the approved landscaping plan have not been met at the time that a final landscaping inspection is requested and a Certificate of Occupancy is requested by the owner or its agent, the owner or its agent shall deposit with the Town a cash bond in an amount equal to one hundred fifty (150) percent of the estimated cost of the remaining labor and materials necessary to complete the landscaping improvements as per the approved landscaping plan. The Town Planner shall determine the estimated cost of the labor and materials necessary to complete the landscaping improvements and the amount of the landscaping completion deposit. (b) The owner or its agent shall complete the landscaping improvements and receive final approval from the Town Planner within sixty (60) days of the Town Planner's determ... Re-sod all bare spots on the lawn of this complex	30

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	5737	01/24/2022

Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	514230140090	

Legal Description:	AKA:
30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES	3252 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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
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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.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30
UTILITIES	Sec. 26-116. - Litter; littering material.	The accumulation, placing, sweeping, scattering, throwing, or dumping of litter, or littering material such as dead plants, yard clippings, stagnant water, rubbish, debris, trash, including any wrecked, derelict or partially dismantled motor vehicle, trailer, boats, machinery, appliances, furniture or similar article, or any unsanitary, hazardous or significant material upon any surface area, stormwater management or water body within the Town is hereby prohibited. (Ord. No. 04-04-01, § 11, 4-14-04)	30

VEGETATION	Sec. 27-32.1. - Enforcement.	(a) All landscaping shall be installed as specified on the final approved landscaping plans prior to requesting a final landscaping inspection. If the landscaping requirements of this chapter and the approved landscaping plan have not been met at the time that a final landscaping inspection is requested and a Certificate of Occupancy is requested by the owner or its agent, the owner or its agent shall deposit with the Town a cash bond in an amount equal to one hundred fifty (150) percent of the estimated cost of the remaining labor and materials necessary to complete the landscaping improvements as per the approved landscaping plan. The Town Planner shall determine the estimated cost of the labor and materials necessary to complete the landscaping improvements and the amount of the landscaping completion deposit. (b) The owner or its agent shall complete the landscaping improvements and receive final approval from the Town Planner within sixty (60) days of the Town Planner's determ...	30

Notes/Means of Correction:

There are multiple A/C units that have been unlawfully installed without a permit all throughout this complex
There are several water heaters that have been installed without a permit
There are several roofs throughout the property that are damaged and leaking
There is electrical work that has been done unlawfully throughout this complex without a permit
The entire parking lot is in disrepair and requires repair
There are several broken and unpainted parking bumpers inside this complex
The sidewalk inside this complex has several broken, cracked and uneven sections
There are several exterior lights that are broken and inoperable
There are several broken mailboxes throughout this complex
The entire property has excessive overgrowth that requires cutting and removal
There is bulk trash all throughout the property
There are vehicles without license plates, tags, expired tags and or are abandoned
There are several overgrown trees throughout this complex that present an immediate health and safety concern
There are bare spots on the grass all throughout this complex
There are several exposed pipes throughout this complex- this is a health and safety concern
The sidewalks inside this complex are dirty and require cleaning
To comply with these violations please take the following actions:
1)A permit must be acquired for every single A/C unit that was installed without a permit
2)Halt any further installation of water heaters in this complex-Obtain a permit for all previous work and all future work
3)Obtain a permit and Repair/Replace all roofs that are damaged and ensure there is no remaining water leak
4) Halt any further electrical work immediately. Acquire a permit for all electrical work that has been done
5)Repair/Re-blacktop the entire parking lot and ensure it is in a smooth well graded condition
6)Repair/Replace all broken and damaged parking bumpers and repaint all of parking bumpers
7)Repair/Replace all broken, damaged and uplifted sections of the sidewalk
8)Repair all exteriors lights and ensure they are in proper working condition
9)Repair/Replace all broken/damaged mailboxes
10)Remove all excessive overgrowth from this property
11)Remove all bulk trash from this property
12)Remove all abandoned vehicles from this property
13)Trim/Remove all overgrown trees and ensure that no tree branches are over roofs and sidewalks
14)Re-sod all bare spots on the lawn of this property
15)Ensure that all piping is properly covered inside this complex and acquire a permit for any work required
16)Clean all sidewalks and remove the discoloration

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

There are multiple A/C units that have been unlawfully installed without a permit all throughout this complex
There are several water heaters that have been installed without a permit
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8)Repair all exteriors lights and ensure they are in proper working condition
9)Repair/Replace all broken/damaged mailboxes
10)Remove all excessive overgrowth from this property
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12)Remove all abandoned vehicles from this property
13)Trim/Remove all overgrown trees and ensure that no tree branches are over roofs and sidewalks
14)Re-sod all bare spots on the lawn of this property
15)Ensure that all piping is properly covered inside this complex and acquire a permit for any work required
16)Clean all sidewalks and remove the discoloration

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of March, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

3/1/2022

Property Id: 514230140090 **Please see map disclaimer



March 21, 2022

1:1,200
0 55 110 220 ft
0 15 30 60 m

Flight Date : Jan. 14 to Jan. 29, 2022 Broward County Property Appraiser

		GROUP LLC			
93303	51423014009(	UNITED BREEZE GROUP LLC	5431 SW 32 ST UNIT 8-3 L	Voided	Residential A.C. Changeouts
93306	51423014009(	UNITED BREEZE GROUP LLC	5447 SW 32 ST UNIT 9-1L	Sub Applicatior	Residential A.C. Changeouts
93306	51423014009(	UNITED BREEZE GROUP LLC	5447 SW 32 ST UNIT 9-1L	Voided	Residential A.C. Changeouts
93308	51423014009(	UNITED BREEZE GROUP LLC	5449 SW 32 ST UNIT 9-2L	Sub Applicatior	Residential A.C. Changeouts
93308	51423014009(	UNITED BREEZE GROUP LLC	5449 SW 32 ST UNIT 9-2L	Voided	Residential A.C. Changeouts
93355	51423014009(	UNITED BREEZE GROUP LLC	5467 SW 32 ST UNIT # 10-1L	Sub Applicatior	Residential A.C. Changeouts
93355	51423014009(	UNITED BREEZE GROUP LLC	5467 SW 32 ST UNIT # 10-1L	Voided	Residential A.C. Changeouts
93357	51423014009(	UNITED BREEZE GROUP LLC	5489 SW 32 ST UNIT 11-2L	Sub Applicatior	Residential A.C. Changeouts
93357	51423014009(	UNITED BREEZE GROUP LLC	5489 SW 32 ST UNIT 11-2L	Voided	Residential A.C. Changeouts
93359	51423014009(	UNITED BREEZE GROUP LLC	5465 SW 32 ST UNIT 10-3R	Sub Applicatior	Residential A.C. Changeouts
93359	51423014009(	UNITED BREEZE GROUP LLC	5465 SW 32 ST UNIT 10-3R	Voided	Residential A.C. Changeouts
93361	51423014009(	UNITED BREEZE GROUP LLC	5463 SW 32 ST UNIT 10-2R	Sub Applicatior	Residential A.C. Changeouts
93361	51423014009(	UNITED BREEZE GROUP LLC	5463 SW 32 ST UNIT 10-2R	Voided	Residential A.C. Changeouts
93363	51423014009(	UNITED BREEZE GROUP LLC	5487 SW 32 ST UNIT 11-1L	Sub Applicatior	Residential A.C. Changeouts
93363	51423014009(	UNITED BREEZE GROUP LLC	5487 SW 32 ST UNIT 11-1L	Voided	Residential A.C. Changeouts
93365	51423014009(	UNITED BREEZE GROUP LLC	5225 SW 32 ST UNIT 3-1L	Sub Applicatior	Residential A.C. Changeouts
93365	51423014009(	UNITED BREEZE GROUP LLC	5225 SW 32 ST UNIT 3-1L	Voided	Residential A.C. Changeouts
93368	51423014009(	UNITED BREEZE GROUP LLC	5227 SW 32 ST UNIT 3-2L	Plan Review	Residential A.C. Changeouts
93368	51423014009(	UNITED BREEZE	5227 SW 32 ST UNIT 3-2L	Sub Applicatior	Residential A.C. Changeouts

	Permit #	Folio #	Company	Job Address	Status	Job
93251		514230140090	UNITED BREEZE GROUP LLC	5333 SW 32 ST UNIT 6-3L	Sub Applicatior	Residential A.C. Changeouts
93251	2110931-0	514230140090	UNITED BREEZE GROUP LLC	5333 SW 32 ST UNIT 6-3L	Permit Complete	Residential A.C. Changeouts
93253		514230140090	UNITED BREEZE GROUP LLC	5237 SW 32 ST UNIT 4-2L	Sub Applicatior	Residential A.C. Changeouts
93253	2110930-0	514230140090	UNITED BREEZE GROUP LLC	5237 SW 32 ST UNIT 4-2L	Permit Complete	Residential A.C. Changeouts
93255		514230140090	UNITED BREEZE GROUP LLC	5311 SW 32 ST unit 5-1R	Sub Applicatior	Residential A.C. Changeouts
93255	2110929-0	514230140090	UNITED BREEZE GROUP LLC	5311 SW 32 ST unit 5-1R	Permit Complete	Residential A.C. Changeouts
93258		514230140090	UNITED BREEZE GROUP LLC	5213 SW 32 ST UNIT 2-2R	Sub Applicatior	Residential A.C. Changeouts
93258	2110928-0	514230140090	UNITED BREEZE GROUP LLC	5213 SW 32 ST UNIT 2-2R	Permit Complete	Residential A.C. Changeouts
93262		514230140090	UNITED BREEZE GROUP LLC	5323 SW 32 ST UNIT 6-1R	Sub Applicatior	Residential A.C. Changeouts
93262	2110927-0	514230140090	UNITED BREEZE GROUP LLC	5323 SW 32 ST UNIT 6-1R	Permit Complete	Residential A.C. Changeouts
93264		514230140090	UNITED BREEZE GROUP LLC	5321 SW 32 ST UNIT 5-3L	Sub Applicatior	Residential A.C. Changeouts
93264	2110926-0	514230140090	UNITED BREEZE GROUP LLC	5321 SW 32 ST UNIT 5-3L	Permit Complete	Residential A.C. Changeouts
93266		514230140090	UNITED BREEZE GROUP LLC	3163 SW 54 AVE UNIT 15-2R	Sub Applicatior	Residential A.C. Changeouts
93266	2110932-0	514230140090	UNITED BREEZE GROUP LLC	3163 SW 54 AVE UNIT 15-2R	Permit Complete	Residential A.C. Changeouts
93299		514230140090	UNITED BREEZE GROUP LLC	5425 SW 32 ST UNIT 8-3R	Sub Applicatior	Residential A.C. Changeouts
93299		514230140090	UNITED BREEZE GROUP LLC	5425 SW 32 ST UNIT 8-3R	Voided	Residential A.C. Changeouts
93301		514230140090	UNITED BREEZE GROUP LLC	5421 SW 32 ST UNIT R-1 R	Sub Applicatior	Residential A.C. Changeouts
93301		514230140090	UNITED BREEZE GROUP LLC	5421 SW 32 ST UNIT R-1 R	Voided	Residential A.C. Changeouts
93303		514230140090	UNITED BREEZE	5431 SW 32 ST UNIT 8-3 L	Sub Applicatior	Residential A.C. Changeouts

		GROUP LLC				
93370	514230140090	UNITED BREEZE GROUP LLC	5325 SW 32 ST UNIT 6-2R	Sub Applicatior	Residential A.C. Changeouts	
93370	514230140090	UNITED BREEZE GROUP LLC	5325 SW 32 ST UNIT 6-2R	Voided	Residential A.C. Changeouts	
93372	514230140090	UNITED BREEZE GROUP LLC	3161 SW 54 AVE UNIT 15-1R	Sub Applicatior	Residential A.C. Changeouts	
93372	514230140090	UNITED BREEZE GROUP LLC	3161 SW 54 AVE UNIT 15-1R	Voided	Residential A.C. Changeouts	
93374	514230140090	UNITED BREEZE GROUP LLC	3179 SW 54 AVE UNIT 16-3L	Sub Applicatior	Residential A.C. Changeouts	
93374	514230140090	UNITED BREEZE GROUP LLC	3179 SW 54 AVE UNIT 16-3L	Voided	Residential A.C. Changeouts	
93376	514230140090	UNITED BREEZE GROUP LLC	3185 SW 54 AVE UNIT 17-2R	Sub Applicatior	Residential A.C. Changeouts	
93376	514230140090	UNITED BREEZE GROUP LLC	3185 SW 54 AVE UNIT 17-2R	Voided	Residential A.C. Changeouts	
93378	514230140090	UNITED BREEZE GROUP LLC	5423 SW 32 ST UNIT 8-2R	Sub Applicatior	Residential A.C. Changeouts	
93378	514230140090	UNITED BREEZE GROUP LLC	5423 SW 32 ST UNIT 8-2R	Voided	Residential A.C. Changeouts	
93380	514230140090	UNITED BREEZE GROUP LLC	5405 SW 32 ST UNIT 7-3R	Sub Applicatior	Residential A.C. Changeouts	
93380	514230140090	UNITED BREEZE GROUP LLC	5405 SW 32 ST UNIT 7-3R	Voided	Residential A.C. Changeouts	

1 2 Page size: 50 54 items in 2 pages

	Permit #	Folio #	Company	Job Address	Status	Job
93382		514230140090	UNITED BREEZE GROUP LLC	5429 SW 32 ST UNIT 8-2L	Sub Applicatior	Residential A.C. Changeouts
93382		514230140090	UNITED BREEZE GROUP LLC	5429 SW 32 ST UNIT 8-2L	Voided	Residential A.C. Changeouts
93384		514230140090	UNITED BREEZE GROUP LLC	5441 SW 32 ST UNIT 9-1R	Sub Applicatior	Residential A.C. Changeouts
93384		514230140090	UNITED BREEZE GROUP LLC	5441 SW 32 ST UNIT 9-1R	Voided	Residential A.C. Changeouts

1 2 Page size: 50 54 items in 2 pages

5311, 5213, 5225, 5227, 5237, 5323, 5321, 5325, 5333, 3185, 3179, 3161, 3163

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

INFINITY AZURE LLC

3252 SW 52 AVE, PEMBROKE PARK, FL 33023

Respondent(s)

Case #:

5737

On 4/22/2022 I ERIK RICHWAGEN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: INFINITY AZURE LLC

Address: 9520 HARDING AVE STE 1 SURFSIDE, FL 33154

Folio: 514230140090

Site Address: 3252 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description: 30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 4/22/2022

BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 4/22/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 4/22/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 4/22/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 4/22/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 4/22/2022
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.	4/22/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/22/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/22/2022
HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	4/22/2022

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)	4/22/2022
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	4/22/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 4/22/2022
UTILITIES	Sec. 26-116. - Litter; littering material.	The accumulation, placing, sweeping, scattering, throwing, or dumping of litter, or littering material such as dead plants, yard clippings, stagnant water, rubbish, debris, trash, including any wrecked, derelict or partially dismantled motor vehicle, trailer, boats, machinery, appliances, furniture or similar article, or any unsanitary, hazardous or significant material upon any surface area, stormwater management or water body within the Town is hereby prohibited. (Ord. No. 04-04-01, § 11, 4-14-04)	4/22/2022
VEGETATION	Sec. 27-32.1. - Enforcement.	(a) All landscaping shall be installed as specified on the final approved landscaping plans prior to requesting a final landscaping inspection. If the landscaping requirements of this chapter and the approved landscaping plan have not been met at the time that a final landscaping inspection is requested and a Certificate of Occupancy is requested by the owner or its agent, the owner or its agent shall deposit with the Town a cash bond in an amount equal to one hundred fifty (150) percent of the estimated cost of the remaining labor and materials necessary to complete the landscaping improvements as per the approved landscaping plan. The Town Planner shall determine the estimated cost of the labor and materials necessary to complete the landscaping improvements and the amount of the landscaping completion deposit. (b) The owner or its agent shall complete the landscaping improvements and receive final approval from the Town Planner within sixty (60) days of the Town Planner's determ...	Not in Compliance - Reinspection Date: 4/22/2022

Notes/Means of Correction:

Bulk trash has been removed from this property
The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life has been removed
The accumulation thereon of garbage, trash, rubbish have been removed from this property
Overgrown Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths have been properly trimmed and cut back

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Erik Schwagen

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/22/2022

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

JOSELINE RAMIREZ
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # HH 021575
MY COMM. EXPIRES JAN 27, 2025
Bonded through National Notary Assn.