



AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, June 16, 2021

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 AGENDA (DEFERRALS, ADDITIONS, MODIFICATIONS)**
5. **PUBLIC HEARING**
SWEARING IN OF INTERESTED PARTIES

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

6. **FORMAL HEARING - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ**
 1. **CASE 4880** - BASTY MENDOZA/LAKESHORE MOBILE HOME PARK - 7 - 28
FORMAL HEARING - SECTION(s) 5-103(o) - EXTERIOR
MAINTENANCE; 5-105 - NO BUILDING PERMIT; 12-48; 12-49 -
PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE**
[CASE OVERVIEW 4880](#)
 2. **CASE 4881** - PENA ZETINO SAMUEL/ LAKESHORE MOBILE HOME 29 - 52
PARK - FORMAL HEARING - SECTION(s) 5-103(o) - EXTERIOR
MAINTENANCE; 5-105 - NO BUILDING PERMIT; 12-48; 12-49 -
PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE**
[CASE OVERVIEW 4881](#)
 3. **CASE 4884** - JACQUES BESSOUNDO/LAKESHORE MOBILE HOME 53 - 85
PARK - FORMAL SEARING - SECTION(s) 5-103(a)(o) - EXTERIOR
MAINTENANCE; 5-105 - NO BUILDING PERMIT; 12-48; 12-49 -
PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE**
[CASE OVERVIEW 4884](#)

4. **CASE 4885** - JORGE HERIDIA/ZARELA MONTOYA/LAKESHORE MOBILE HOME PARK - SECTION(s) 5-105 - NO BUILDING PERMIT; 12-48; 12-49 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE**
[CASE OVERVIEW 4885](#) 87 - 120
5. **CASE 4887** - ILLEANA TARAFÁ/LAKESHORE MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT; 12-48; 12-49 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE**
[CASE OVERVIEW 4887](#) 121 - 151
6. **CASE 4894** - BENOIT SEGUIN/PEMBROKE LAKES MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT; 12-49 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE**
[CASE OVERVIEW 4894](#) 153 - 183
7. **CASE 4938** - GLORIA GARCIA/LAKESHORE MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE**
[CASE OVERVIEW 4938](#) 185 - 209
8. **CASE 4939** - JUAN JOSE TORRES/LAKESHORE MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(f)(j) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT; 12-48; 12-49 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE**
[CASE OVERVIEW 4939](#) 211 - 238
9. **CASE 4940** - HASSENE CHAABANE/BRIAN GIRALT/LAKESHORE MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT; 12-48; 12-49 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE**
[CASE OVERVIEW 4940](#) 239 - 268
10. **CASE 4941** - LUZ SUAREZ/EZEQUIEL ROIG - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT; 12-48; 12-49 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE**
[CASE OVERVIEW 4941](#) 269 - 297
11. **CASE 4942** - FRANCOIS PRUDHOME - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT; 12-48; 12-49 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE**
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12. **CASE 4965** - EVANDRO JIMENEZ/LAKESHORE MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE**
[CASE OVERVIEW 4965](#) 333 - 359
13. **CASE 5020** - ALEX PIERRE-LOUIS - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT; 28-313 - STORAGE OF WATERCRAFT - **FIRST OFFENSE**
[CASE OVERVIEW 5020](#) 361 - 383

7.

**HEARING TO EXTEND TIME - CHIEF CODE ENFORCEMENT OFFICER
JOSELINE RAMIREZ**

1. **CASE 4934/4935** - PEMBROKE CROWN LLC/RS TRADING COMPANY - SECTION(s) 5-2(a)(b) - NO BUILDING PERMIT; 15-17; 15-24 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** 385 - 403
[CASE OVERVIEW 4934 & 4935](#)
2. **CASE 4945** - QUINTERO & BROTHERS LLC - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT; 15-17; 15-24 - NO BUSINESS TAX RECEIPT; 28-106 - SINGLE FAMILY RESIDENTIAL USE - **FIRST OFFENSE** 405 - 421
[CASE OVERVIEW 4945](#)

8.

**HEARING TO EXTEND TIME - CODE ENFORCEMENT OFFICER JEFFREY
LOUIS**

1. **CASE 4443** - BLANCA HOPKINS/LAKESHORE MOBILE HOME PARK - HEARING TO EXTEND TIME - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 423 - 430
[CASE OVERVIEW 4443](#)
2. **CASE 4763** - LYDIA RODRIGUEZ/LAKESHORE MOBILE HOME PARK - HEARING TO EXTEND TIME - SECTION(s) 5-103(o) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 431 - 442
[CASE OVERVIEW 4763](#)

9.

**HEARING TO ABATE FINE - CODE ENFORCEMENT OFFICER JEFFREY
LOUIS**

1. **CASE 4397** - TANIA GALLARDO - HEARING TO ABATE FINE - SECTION(s) 5-105 - NO BUILDING PERMIT; 28-260 - PROHIBITED USES - **FIRST OFFENSE** 443 - 455
[CASE OVERVIEW 4397](#)

10.

**VACATING OF THE AMENDED FINAL ORDER - CODE ENFORCEMENT
OFFICER TERESSA MALCOLM**

1. **CASE 5684** - LYLE JOHNSON - TOWN'S MOTION TO VACATE AMENDED FINAL ORDER 457 - 459
[CASE OVERVIEW & FINAL ORDER CASE 5684](#)

11.

**VACATING OF THE AMENDED FINAL ORDERS - CODE ENFORCEMENT
OFFICER TERESSA MALCOLM**

1. **CASE 5554** - FRANK ANUNZZIO/GREEN ACRES MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-105;5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 461 - 464

[CASE OVERVIEW 5554](#)

2. **CASE 5558** - GLADYS MANANA/BAMBOO LAKES MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** 465 - 468

[CASE OVERVIEW 5558](#)

3. **CASE 5604**- PIERRE & EDITH PHILLIPE - FORMAL HEARING - SECTION(s) 5-103(a)(c)(h)(i) - EXTERIOR MAINTENANCE; 5-105; 5-2(a)(b) - NO BUILDING PERMIT; 12-41;12-48 - PROHIBITED OUTDOOR STORAGE;13-2 - ABANDONED VEHICLES; 15-152 15-17;15-24 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** 469 - 473

[CASE OVERVIEW 5604](#)

12.

FORMAL HEARING - CODE ENFORCEMENT OFFICER TERESSA MALCOLM

1. **CASE 4632**- MICHELLE PARKER - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 475 - 501

[CASE OVERVIEW 4632](#)

2. **CASE 4876** - DISCOUNT AUTO PART INC C/O ADVANCE STORES CO INC #9479 / ELEGANT BEAUTY SUPPLY - FORMAL HEARING - SECTION(s) 5-103(e) -EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE**
3. **CASE 5184** - SOUTHEAST GRAPHICS INC - SECTION(s) 5-103(a)(c)(h)(i) - EXTERIOR MAINTENANCE; 21-22(d) - NON-CONFORMING SIGNS - **FIRST OFFENSE** 503 - 530

[CASE OVERVIEW 5184](#)

4. **CASE 5185** - 3180 PEMBROKE LLC - FORMAL HEARING - SECTION(s) 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** 531 - 554

[CASE OVERVIEW 5185](#)

5. **CASE 5186** - PEMBROKE PARK LAKES INC - FORMAL HEARING - SECTION(s) 5-103(c) - EXTERIOR MAINTENANCE ; 21-23(a) - ADVERTISING - **FIRST OFFENSE** 555 - 579

[CASE OVERVIEW 5186](#)

6. **CASE 5195** - ARDEVCO LLC - FORMAL HEARING - SECTION(s) 5-103(a)(i) - EXTERIOR MAINTENANCE; 5-2 - NO BUILDING PERMIT - **FIRST OFFENSE** 581 - 615

[CASE OVERVIEW 5195](#)

7. **CASE 5619** - MS INVEST US LLC - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** 617 - 652

[CASE OVERVIEW 5619](#)

8. **CASE 5270** - 5311 PARK PROPERTY LLC - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-2 - NO 653 - 699

**BUILDING PERMIT; 5-17 - NO BUSINESS TAX RECEIPT - FIRST
OFFENSE**

[CASE OVERVIEW 5270](#)

9. **CASE 5706 - ARDEVCO LLC - FORMAL HEARING - SECTION(s) 5- 701 - 747
105;5-17 - NO BUILDING PERMIT; 12-76(b) - HEALTH AND
SANITATION - SECOND OFFENSE**

[CASE OVERVIEW 5706](#)

13.

ADJOURNMENT

IN ACCORDANCE WITH THE PROVISIONS OF F.S. SECTION 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR SPECIAL MAGISTRATE 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. 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 COMMISSION IS GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR IN OPPOSITION TO A SPEAKER OR HIS/HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBERS. PLEASE MUTE OR TURN OFF YOUR CELL PHONE OR PAGER AT THE START OF THE MEETING. FAILURE TO DO SO MAY RESULT IN BEING BARRED FROM THE MEETING. PERSONS EXITING THE CHAMBER SHALL DO SO QUIETLY.

Case Overview

Property/Incident Information

Owner	Address	Site Address
Basty Mendoza	101 Lori Lane Pembroke Park, FL 33023	2701 S PARK RD, PEMBROKE PARK, FL 33009 #101 Lori Lane

Legal Description

Case Status Open **Case #** 4880 **Date Next Inspection** 6/16/2021

Notes Addition, multiple alterations (doors, windows, a/c's, plywood, steps) done without permits, prohibited outdoor storage (washer and dryer). Exterior maintenance needed. Owner must go to the Building Dept. and obtain permits for work done. Remove outdoor storage (put inside home with permits) and paint home (with permit application).

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/30/2020		Notice of Violation	Posted to Property Regular Mail
5/27/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021

Case Overview

HEALTH AND
SANITATION

Sec. 12-49. - Storm event
debris.

All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)

Not in Compliance -
Reinspection Date:
6/16/2021

TOWN OF PEMBROKE PARK

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

NOV CASE # 4880

Hasler

02/06/2020

US POSTAGE



ZIP 33023
01D10656696

Basty Mendoza
101 LO21 LANE
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

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

NOV CASE # 4880

Hasler

02/06/2020

US POSTAGE \$000.80



ZIP 33023
01D10656696

LAKESENDE MOBILE HOME
PARK LLC
2701 S PARK RD
PEMBROKE PARK, FL 33009

7019 2280 0002 0486 1518

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 8.47

Total Postage and
 \$ 8.47

Sent To
 Lakeshore Mobile Home Park LLC
 NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942 4965
 2701 S Park Rd
 Pembroke Park, FL 33009

City, State, ZIP+4®
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 1525

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 8.47

Total Postage and
 \$ 8.47

Sent To
 Riverstone Communities, LLC
 NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942, 4965
 6400 Telegraph Road, Suite 2000
 Bloomfield Township, MI 48301

City, State, ZIP+4®
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 1433

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

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

Postage
 \$

Total Postage
 \$

Sent To
 Basti Mendoza
 NOH #4880
 101 Lori Lane
 Pembroke Park, FL 33009

City, State, ZIP+4®
 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 Basty Mendoza
NOH #4880
101 Lori Lane
Pembroke Park, FL 33009



9590 9402 5384 9189 1571 01

7019 2280 0002 0486 1433

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
X ☐ 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 Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

(over \$500)

Domestic Return Receipt

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>RYC</i> ☐ Agent ☐ Addressee
Lakeshore Mobile Home Park LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 2701 S Park Rd Pembroke Park, FL 33009	B. Received by (Printed Name) <i>Lakeshore mobile</i> C. Date of Delivery <i>6-1-2011</i>
2. Article Number (Transfer from service label) 7019 2280 0002 0486 1518	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
Barcode: 9590 9402 5384 9189 1571 87	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 (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>af</i> ☐ Agent ☐ Addressee
Riverstone Communities, LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301	B. Received by (Printed Name) <i>C-19</i> C. Date of Delivery <i>6/1</i>
2. Article Number (Transfer from service label) 7019 2280 0002 0486 1525	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
Barcode: 9590 9402 5384 9189 1571 94	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 (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt	

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
BASTY MENDOZA	)	CASE NO. 4880
Respondent	)	

AFFIDAVIT OF SERVICE

TO BE SERVED: BASTY MENDOZA
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 101 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BASTY MENDOZA AT 12:56 P.M. ON THE 3 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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



AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of JUNE 2021, by JOSELINE RAMIREZ as Code Enforcement Officer for the Town of Pembroke Park.



Signature

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



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




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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/27/2021

Sent To:
Basty Mendoza
101 Lori Lane
Pembroke Park, FL 33023

Case #:
4890

Property Owner:
Basty Mendoza
101 Lori Lane
Pembroke Park, FL 33023

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 #101 Lori Lane

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

06/03/2021 00:56



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

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

* 2021 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2021*	\$2,499,060	\$217,900	\$2,716,960	\$2,389,450		
2020	\$2,321,230	\$217,900	\$2,539,130	\$2,172,230	\$49,267.39	
2019	\$1,876,680	\$217,900	\$2,094,580	\$1,974,760	\$43,924.42	
2021* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$2,716,960	\$2,716,960	\$2,716,960	\$2,716,960		
Portability	0	0	0	0		
Assessed/SOH	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/2/2002	SW*	\$220,000	33474 / 1458	\$7.00	355,645	SF
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400	SF
8/20/1997	WD*	\$3,262,200	26945 / 137			
2/22/1989	CP*	\$100	16299 / 977			
				Adj. Bldg. S.F. (Card, Sketch)		550
				Eff./Act. Year Built: 1973/1972		
* Denotes Multi-Parcel Sale (See Deed)						

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Basty Mendoza

101 Lori Lane
Pembroke Park, FL 33023

Case #:

4880

Property Owner:

Basty Mendoza

101 Lori Lane
Pembroke Park, FL 33023

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 #101 Lori Lane

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Addition, multiple alterations (doors, windows, a/c's, plywood, steps) done without permits, prohibited outdoor storage (washer and dryer). Exterior maintenance needed. Owner must go to the Building Dept. and obtain permits for work done. Remove outdoor storage (put inside home with permits) and paint home (with permit application).

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


5/27/2021



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

10/30/20
101 Lori Lane

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Basty Mendoza
101 Lori Lane
Pembroke Park, FL 33023

Case #:

4880

Date:

01/30/2020

Property Owner:

Basty Mendoza
101 Lori Lane
Pembroke Park, FL 33023

Property Description:

514229000030

Certified Mail #:**Legal Description:**

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Basty Mendoza - 101 Lori Lane

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	The exterior of all bui... Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Notes/Mean of Correction:

Addition, multiple alterations (doors, windows, a/c's, plywood, steps) done without permits, prohibited outdoor storage (washer and dryer). Exterior maintenance needed. Owner must go to the Building Dept. and obtain permits for work done. Remove outdoor storage (put inside home with permits) and paint home (with permit application).

Double permit fee has been assessed.

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

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



Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Basty Mendoza
Site Address 101 Lorilane
Permit # _____

Date 1/30/20
Case # 4880
Sub/Park Lakeshore M.H.P.

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____ 5-103(a,0)
12-48

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation(s)

Addition, multiple alterations (Doors, windows, a/c's
plywood, steps), washer & dryer & prohibited
out door storage. Exterior maintenance.

Corrective Action(s)

Owner must go to the Building Dept. and obtain
permits for work done. Remove outdoor storage
& paint home with permit.

☒ 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

Josefine Ramirez
Code Enforcement Officer

Posted on door
Received by

White: Original Copy

Yellow: Officer's Copy

Pink: Violator



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

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

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

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,094,580	\$2,094,580	\$2,094,580	\$2,094,580
Portability	0	0	0	0
Assessed/SOH	\$2,094,580	\$2,094,580	\$2,094,580	\$2,094,580
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,094,580	\$2,094,580	\$2,094,580	\$2,094,580

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/2/2002	SW*	\$220,000	33474 / 1458	\$5.25	355,645	SF
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400	SF
8/20/1997	WD*	\$3,262,200	26945 / 137			
			6299 / 977			
				Adj. Bldg. S.F. (Card, Sketch)		550
				Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

[illegible]













Case Overview

Property/Incident Information

Owner	Address	Site Address
Pena Zetino Samuel	103 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #103 Lori Lane

Legal Description

Case Status Open **Case #** 4881 **Date Next Inspection** 6/16/2021

Notes Addition, car port, a/c mini split, multiple alterations (windows, roof over (2)), steps, fence, doors, patio) done with out permits & prohibited outdoor storage.

Owner must go to the Building Dept. & obtain permits. Remove outdoor storage & remove hanging lights. Also, must bolt down steps with permits.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/30/2020		Notice of Violation	Hand Regular Mail
5/27/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bul...	Not in Compliance - Reinspection Date: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021

Case Overview

HEALTH AND
SANITATION

Sec. 12-49. - Storm event
debris.

All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)

Not in Compliance -
Reinspection Date:
6/16/2021

TOWN OF PEMBROKE PARK

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

NOV case # 4881

Hasler

02/06/2020

US POSTAGE

\$000.65

FIRST-CLASS MAIL



ZIP 33023

011D1065669

Lakeshore Mobile Home
Park LLC
2701 S PARK RD
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

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

NOV case # 4881

Hasler

02/06/2020

US POSTAGE

\$000.65

FIRST-CLASS MAIL



ZIP 33023

011D1065669

Rena Zentino Samuel
103 Lazi Lane
PEMBROKE PARK, FL 33009

7019 2280 0002 0486 1525

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

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

OFFICIAL USE

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

Postage

\$

Total Postage and

\$ 8.47

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

Riverstone Communities, LLC
 NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942, 4965
 6400 Telegraph Road, Suite 2000
 Bloomfield Township, MI 48301

7019 2280 0002 0486 1464

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (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,

See Reverse for Instructions

Pena Zetino Samuel
 NOH #4881
 103 Lori Lane
 Pembroke Park, FL 33009

7019 2280 0002 0486 1518

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

Postage

\$

Total Postage and

\$ 8.47

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Lakeshore Mobile Home Park LLC
 NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942 4965
 2701 S Park Rd
 Pembroke Park, FL 33009

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. Pena Zetino Samuel NOH #4881 103 Lori Lane Pembroke Park, FL 33009		A. Signature X ☐ Agent ☐ Addressee	
		B. Received by (Printed Name)	C. Date of Delivery
		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 5384 9189 1571 25		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ In Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Registered Mail Restricted Delivery (over \$500)	
2 Article Number (Transit) 7019 2280 0002 0486 1464			
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>RYC19</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Lakeshore mobile</i> C. Date of Delivery <i>6-1-2011</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
Lakeshore Mobile Home Park LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 2701 S Park Rd Pembroke Park, FL 33009	
 9590 9402 5384 9189 1571 87	
2. Article Number (Transfer from service label) 7019 2280 0002 0486 1518	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Mail Restricted Delivery (over \$500)
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>af</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>C-19</i> C. Date of Delivery <i>6/1/11</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
Riverstone Communities, LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301	
 9590 9402 5384 9189 1571 94	
2. Article Number (Transfer from service label) 7019 2280 0002 0486 1525	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Mail Restricted Delivery (over \$500)
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt	



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

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

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

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

Property Assessment Values

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

2021* Exemptions and Taxable Values by Taxing Authority

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

Sales History

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

Land Calculations

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

* Denotes Multi-Parcel Sale (See Deed)

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.)

PENA ZENTINO SAMUEL)
Respondent)

CASE NO. 4881

AFFIDAVIT OF SERVICE

TO BE SERVED: PENA ZENTINO SAMUEL

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 103 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PENA ZENTINO SAMUEL AT 12:57 P.M. ON THE 3 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

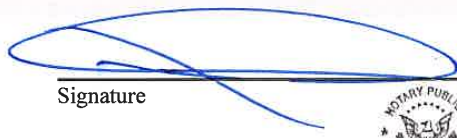
() **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of JUNE, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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



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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Pena Zetino Samuel

103 Lori Lane
Pembroke Park, FL 33009

Case #:

4881

Property Owner:

Pena Zetino Samuel

103 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #103 Lori Lane

06/03/2021 00:57

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Pena Zetino Samuel

103 Lori Lane
Pembroke Park, FL 33009

Case #:

4881

Property Owner:

Pena Zetino Samuel

103 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #103 Lori Lane

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Addition, car port, a/c mini split, multiple alterations (windows, roof over (2)), steps, fence, doors, patio) done with out permits & prohibited outdoor storage.

Owner must go to the Building Dept. & obtain permits. Remove outdoor storage & remove hanging lights. Also, must bolt down steps with permits.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer



5/27/2021



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

10/20/20
No Permit

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: Pena Zentino Samuel
103 Lori Lane
Pembroke Park, FL 33009

Case #: 4881

Date: 01/30/2020

Property Owner: Pena Zentino Samuel
103 Lori Lane
Pembroke Park, FL 33009

Property Description: 514229000030

Certified Mail #:

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

AKA: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #Pena Zentino Samuel 103 Lori Lane

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	The exterior of all bui... Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Notes/Mean of Correction:

Addition, car port, a/c mini split, multiple alterations (windows, roof over (2)), steps, fence, doors, patio) done with out permits & prohibited outdoor storage.

Owner must go to the Building Dept. & obtain permits. Remove outdoor storage & remove hanging lights. Also, must bolt down steps with permits.

Double permit fee has been assessed.

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

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


Joseline Ramirez
Code Enforcement Officer



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).

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

[illegible]



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Pena Zetino Samuel
Site Address 103 Lori Lane
Permit # _____

Date 1/30/20
Case # 4881
Sub/Park Lakeshore M.H.P

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____ 12-48

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation(s)

Addition, car port, a/c mini split, multiple alterations (windows, roof over (2), steps, fence doors, patio) & outdoor storage.

Corrective Action(s)

Owner must go to the Building Dept & obtain permits.
Remove outdoor storage & remove hanging lights.
Must bolt down steps w/ permits

☒ 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

Josefine Ramirez
Code Enforcement Officer

[Signature]
Received by

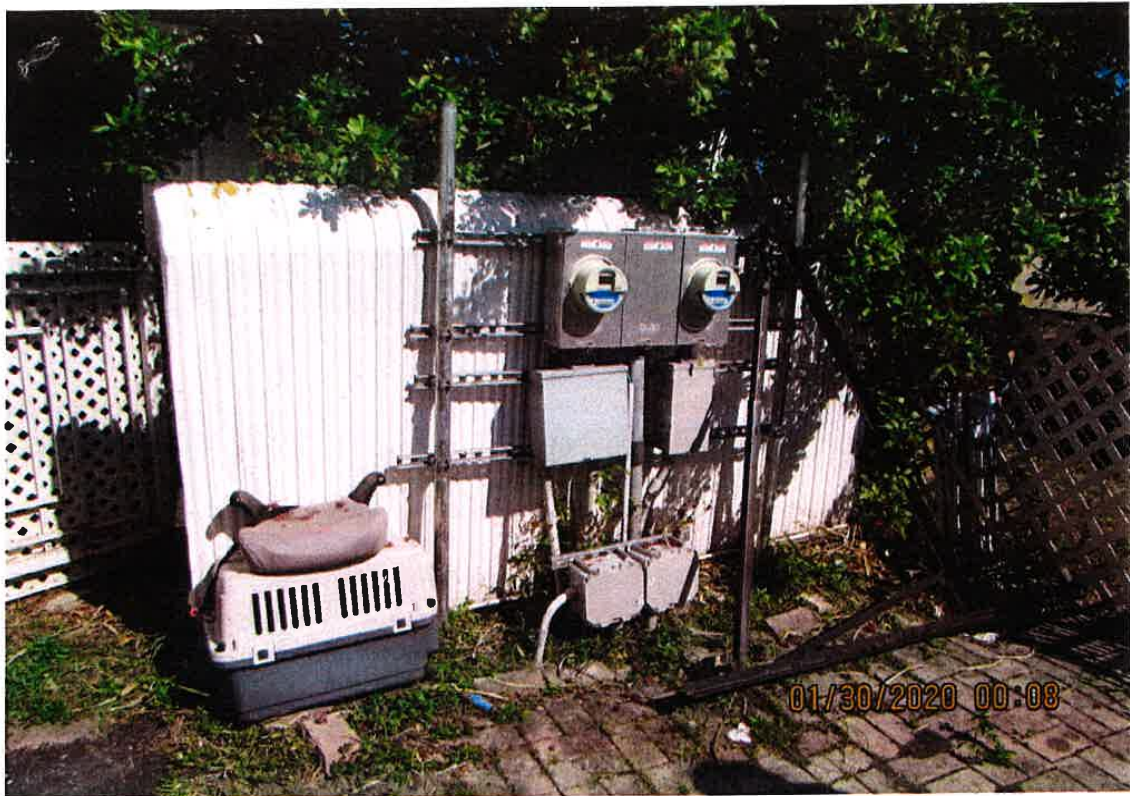
White: Original Copy

Yellow: Officer's Copy

Pink: Violator

















Case Overview

Property/Incident Information

Owner	Address	Site Address
Jacques Bessoundo	109 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jacques Bessoundo 109 Lori Lane

Legal Description

Case Status Open **Case #** 4884 **Date Next Inspection** 6/16/2021

Notes Shed, additions, mobile home alterations (windows, doors, fence, stairs, back patio) done without permits. Exterior maintenance needed. Out door storage prohibited (washer, dryer, & water heater).

Owner must obtain permits from the Building Dept. for all work done. Owner must remove all prohibited storage. Exterior maintenance (open awnings & paint house number).

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/30/2020		Notice of Violation	Posted to Property Regular Mail
5/27/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 6/16/2021

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: 6/16/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case # 4884

FIRST-CLASS MAIL

Hasler

02/04/2020

US POSTAGE \$000.95⁰



ZIP 33023

011D10656696

LAKESHORE MOBILE HOME PARK LLC
2701 S PARK RD
PEMBROKE PARK FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case # 4884

FIRST-CLASS MAIL

Hasler

02/04/2020

US POSTAGE \$000.95⁰



ZIP 33023

011D10656696

Jaques Bessouido
109 Larij Lane
PEMBROKE PARK FL 33009

7019 2280 0002 0486 1488

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (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	Jacques Bessoundo
Street and Apt. No.	NOH #4884
City, State, ZIP+4®	109 Lori Lane Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 2280 0002 0486 1518

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$ 8.47
Sent To	Riverstone Communities, LLC
Street and Apt. No.	NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965
City, State, ZIP+4®	6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$ 8.47
Sent To	Lakeshore Mobile Home Park LLC
Street and Apt. No.	NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942 4965
City, State, ZIP+4®	2701 S Park Rd Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY																	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee X																	
Jacques Bessoundo NOH #4884 109 Lori Lane Pembroke Park, FL 33009		B. Received by (Printed Name)	C. Date of Delivery																
9590 9402 5384 9189 1571 56		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No																	
2. Article Number (Transfer from service label) 7019 2280 0002 0486 1488		3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☒ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☒ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	☐ Insured Mail		☐ Insured Mail Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®																		
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																		
☒ Certified Mail®	☐ Registered Mail Restricted Delivery																		
☐ Certified Mail Restricted Delivery	☒ Return Receipt for Merchandise																		
☐ Collect on Delivery	☐ Signature Confirmation™																		
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery																		
☐ Insured Mail																			
☐ Insured Mail Restricted Delivery																			

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature XYC R47C19 ☐ Agent ☐ Addressee B. Received by (Printed Name) Lakeshore mobile C. Date of Delivery 6-1-2021 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No		
Lakeshore Mobile Home Park LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 2701 S Park Rd Pembroke Park, FL 33009	3. Service Type <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery </td> <td style="width: 50%; vertical-align: top;"> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ 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
☐ 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		
 9590 9402 5384 9189 1571 87	2. Article Number (Transfer from service label) 7019 2280 0002 0486 1518		
PS Form 3811, July 2015 PSN 7530-02-000-9053			

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X [Signature] ☐ Agent ☐ Addressee B. Received by (Printed Name) C-19 C. Date of Delivery 6/1/21 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No		
Riverstone Communities, LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301	3. Service Type <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery </td> <td style="width: 50%; vertical-align: top;"> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ 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
☐ 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		
 9590 9402 5384 9189 1571 94	2. Article Number (Transfer from service label) 7019 2280 0002 0486 1525		
PS Form 3811, July 2015 PSN 7530-02-000-9053			

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

JACQUES BESSOUNDO)
Respondent)

CASE NO. 4884

AFFIDAVIT OF SERVICE

TO BE SERVED: JACQUES BESSOUNDO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 109 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JACQUES BESSOUNDO AT 1:00 P.M. ON THE 3 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of JUNE 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Jacques Bessoundo
109 Lori Lane
Pembroke Park, FL 33009

Case #:

4884

Property Owner:

Jacques Bessoundo
109 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

51422900030

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 #Jacques Bessoundo 109 Lori Lane

06/03/2021 01:00

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Jacques Bessoundo
109 Lori Lane
Pembroke Park, FL 33009

Case #:

4884

Property Owner:

Jacques Bessoundo
109 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Jacques Bessoundo 109 Lori Lane

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Shed, additions, mobile home alterations (windows, doors, fence, stairs, back patio) done without permits. Exterior maintenance needed. Out door storage prohibited (washer, dryer, & water heater).

Owner must obtain permits from the Building Dept. for all work done. Owner must remove all prohibited storage. Exterior maintenance (open awnings & paint house number).

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


5/27/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Jacques Bessoundo
109 Lori Lane
Pembroke Park, FL 33009

Case #:

4884

Date:

01/30/2020

Property Owner:

Jacques Bessoundo
109 Lori Lane
Pembroke Park, FL 33009

Property Description:

514229000030

Certified Mail #:

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Jacques Bessoundo 109 Lori Lane

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

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

Shed, additions, mobile home alterations (windows, doors, fence, stairs, back patio) done without permits. Exterior maintenance needed. Out door storage prohibited (washer, dryer, & water heater).

Owner must obtain permits from the Building Dept. for all work done. Owner must remove all prohibited storage. Exterior maintenance (open awnings & paint house number).

Double permit fee has been assessed.

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



Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Jacques Bessoundo
Site Address 109 Lon Lane
Permit # _____

Date 1/30/20
Case # 4884
Sub/Park Lakeshore M.H.P

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-10.5

☐ NFPA # _____ 5-103
12-48

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Sled, Additions, mobile home alterations (windows, doors, fence
stairs, back patio) & exterior maintenance - Outdoor
prohibited storage - washer, dryer, heaters.

Corrective Action(s)

Owner must obtain permits from the Building Dept.
for all work done. Owner must remove all prohibited
storage. Exterior maintenance (open awnings & paint house number)

☒ 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

Josefine Ramirez
Code Enforcement Officer

Spoke with Mrs. Bessoundo
Posted on door
Received by _____

White: Original Copy

Yellow: Officer's Copy

Pink: Violator



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

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

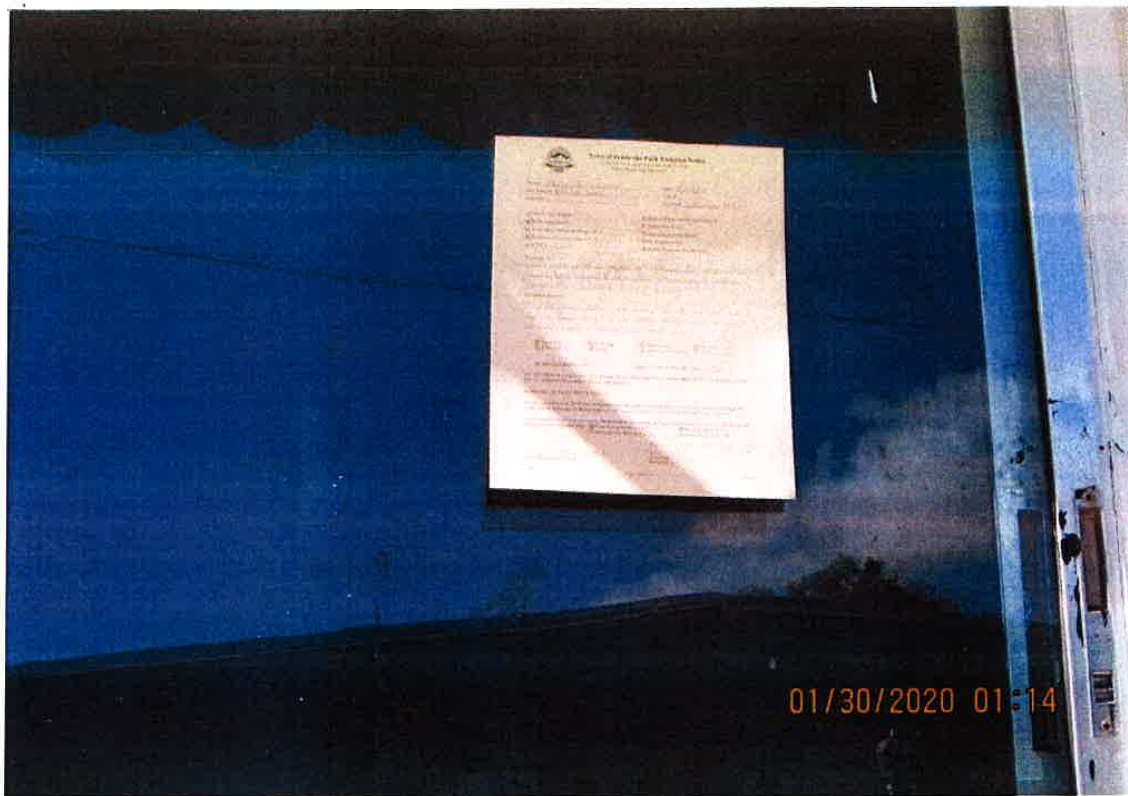
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$1,876,680	\$217,900	\$2,094,580	\$2,094,580	
2019	\$1,876,680	\$217,900	\$2,094,580	\$1,974,760	\$43,924.42
2018	\$1,787,770	\$7,470	\$1,795,240	\$1,795,240	\$38,646.32

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,094,580	\$2,094,580	\$2,094,580	\$2,094,580
Portability	0	0	0	0
Assessed/SOH	\$2,094,580	\$2,094,580	\$2,094,580	\$2,094,580
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,094,580	\$2,094,580	\$2,094,580	\$2,094,580

Sales History				Land Calculations		
Date	Type	Price	Book/Page or C/I/N	Price	Factor	Type
7/2/2002	SW*	\$220,000	33474 / 1458	\$5.25	355,645	SF
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400	SF
8/20/1997	WD*	\$3,262,200	26945 / 137			
			6299 / 977			
				Adj. Bldg. S.F. (Card, Sketch)		550
* Denotes Multi Parcel Sale (See Deed)				Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

[illegible]















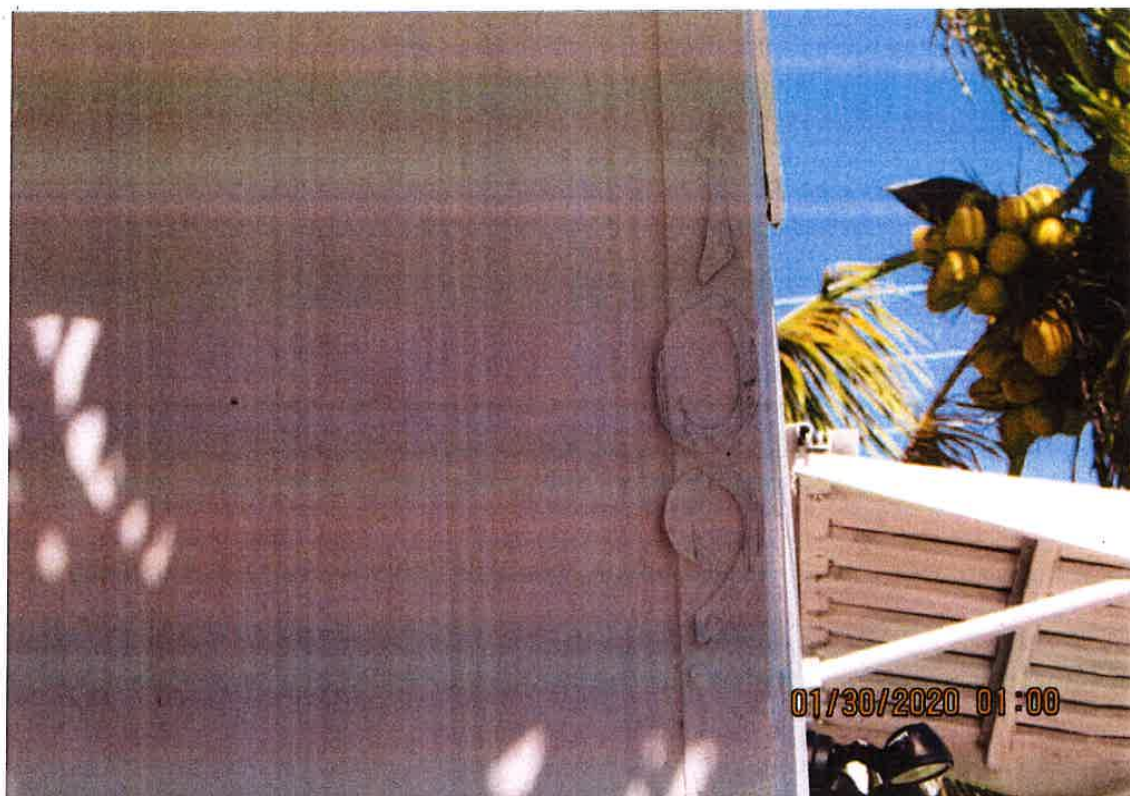




















Case Overview

Property/Incident Information

Owner	Address	Site Address
Jorge Heridia/Zarela Montoya	111 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jorge Heridia/Zarela Montoya 111 Lori Lane

Legal Description

Case Status Open **Case #** 4885 **Date Next Inspection** 6/16/2021

Notes Addition, sheds, car port, rail, stairs, doors, vinyl siding, windows, back patio, and outdoor electrical outlet done without permits. Exterior maintenance (improper ventilation). Prohibited outdoor storage (washer, dryer, water heater, bin, construction materials).

Owner must go to the Building Dept. and obtain permits for all work done. Remove washer, dryer and water heater (put inside). Remove electrical outlets with permits.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/30/2020		Notice of Violation	Hand Regular Mail
5/27/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021
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TOWN OF PEMBROKE PARK

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

NOV CASE #4885

FIRST-CLASS MAIL

Hasler

02/04/2020

US POSTAGE \$000.95



ZIP 33023

011D10656696

LAKENAZE MOBILE HOME PARK LLC

2701 S PARK RD

PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

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

NOV CASE #4885

FIRST-CLASS MAIL

Hasler

02/04/2020

US POSTAGE \$000.95



ZIP 33023

011D10656696

Jorge Heredia &

ZARELA HONTAYCI

111 LOZIE LANE

PEMBROKE PARK, FL 33009

7019 2260 0002 0486 1471

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

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (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 **Jorge Heridia/Zarela Montoya**
NOH #4885
111 Lori Lane
Pembroke Park, FL 33009

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

MAY 28 2021

7019 2260 0002 0486 1518

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and Fees \$ **8.47**

Sent To **Lakeshore Mobile Home Park LLC**
NOH 4880, 4881, 4884, 4885, 4487,
4938, 4939, 4940, 4941, 4942 4965
2701 S Park Rd
Pembroke Park, FL 33009

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

MAY 28 2021

7019 2260 0002 0486 1525

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and Fees \$ **8.47**

Sent To **Riverstone Communities, LLC**
NOH 4880, 4881, 4884, 4885, 4487,
4938, 4939, 4940, 4941, 4942, 4965
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

MAY 28 2021

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
Jorge Heridia/Zarela Montoya NOH #4885 111 Lori Lane Pembroke Park, FL 33009		B. Received by (Printed Name)	C. Date of Delivery
9590 9402 5384 9189 1571 49		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Article Number (Transfer from service label) 7019 2280 0002 0486 1471		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.

Lakeshore Mobile Home Park LLC
 NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942, 4965
 2701 S Park Rd
 Pembroke Park, FL 33009



9590 9402 5384 9189 1571 87

2. Article Number (Transfer from service label)

7019 2280 0002 0486 1518

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X YIC R47C19

☐ Agent☐ Addressee

B. Received by (Printed Name)

Lakeshore mobile 6-1-2001

C. Date of Delivery

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

3. Service Type

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

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted

Delivery

☒ Return Receipt for

Merchandise

☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

Riverstone Communities, LLC
 NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942, 4965
 6400 Telegraph Road, Suite 2000
 Bloomfield Township, MI 48301



9590 9402 5384 9189 1571 94

2. Article Number (Transfer from service label)

7019 2280 0002 0486 1525

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

☐ Agent☐ Addressee

B. Received by (Printed Name)

C-19

C. Date of Delivery

6/14

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

3. Service Type

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



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

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

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

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

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,716,960	\$2,716,960	\$2,716,960	\$2,716,960
Portability	0	0	0	0
Assessed/SOH	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/2/2002	SW*	\$220,000	33474 / 1458	\$7.00	355,645	SF
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400	SF
8/20/1997	WD*	\$3,262,200	26945 / 137			
2/22/1989	CP*	\$100	16299 / 977			
				Adj. Bldg. S.F. (Card, Sketch)		550
				Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

JORGE HERIDIA)

ZARELA MONTOYA)

Respondent

CASE NO. 4885

AFFIDAVIT OF SERVICE

TO BE SERVED: JORGE HERIDIA / ZARELA MONTIYA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 111 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JORGE HERIDIA / ZARELA MONTIYA AT 1:04 P.M. ON THE 3 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

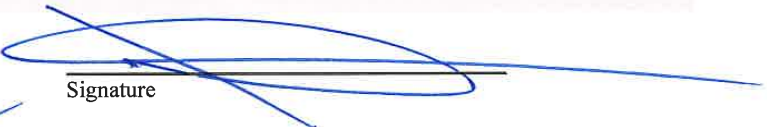
() **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of JUNE, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Jorge Heredia/Zarela Montoya
111 Lori Lane
Pembroke Park, FL 33009

Case #:

4885

Property Owner:

Jorge Heredia/Zarela Montoya
111 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Jorge Heredia/Zarela Montoya 111
Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/20/2021 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 With Date of this Notice
BUILDING AND BUILDINGS	Sec 5-102 - Repairs and	Repairs and maintenance shall be made in a timely manner.	30

06/03/2021 01:04



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Jorge Heridia/Zarela Montoya

111 Lori Lane
Pembroke Park, FL 33009

Case #:

4885

Property Owner:

Jorge Heridia/Zarela Montoya

111 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Jorge Heridia/Zarela Montoya 111
Lori Lane

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

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

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.

30

(Ord. No. 12-06-01, § 1, 6-13-12)

HEALTH AND
SANITATION

Sec. 12-49. - Storm
event debris.

All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture.

30

(Ord. No. 12-06-01, § 2, 6-13-12)

Addition, sheds, car port, rail, stairs, doors, vinyl siding, windows, back patio, and outdoor electrical outlet done without permits. Exterior maintenance (improper ventilation). Prohibited outdoor storage (washer, dryer, water heater, bin, construction materials).

Owner must go to the Building Dept. and obtain permits for all work done. Remove washer, dryer and water heater (put inside). Remove electrical outlets with permits.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


5/27/2021



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

6/9/21
WATER ~~HEAT~~ HEATER
Removed per owner

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Jorge Heridia/Zarela Montoya
111 Lori Lane
Pembroke Park, FL 33009

Case #:

4885

Date:

01/30/2020

Property Owner:

Jorge Heridia/Zarela Montoya
111 Lori Lane
Pembroke Park, FL 33009

Property Description:

514229000030

Certified Mail #:**Legal Description:**

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Jorge Heridia/Zarela Montoya 111
Lori Lane

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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. 12-49. - Storm
event debris.

All allowable items stored, placed or
maintained outdoors at any location in the
Town, including items stored in carports for
single family homes, mobile homes, or
recreational vehicles shall be either secured
as required by the Building Official or removed
during the period between June 1 through
November 30 of each year. By way of
example, this shall include, but is not limited
to, operable appliances (i.e.
refrigerator/freezer/washer/dryer), flower pots,
barbecue grills and lawn furniture.

(Ord. No. 12-06-01, § 2, 6-13-12)

30

Notes/Mean of Correction:

Addition, sheds, car port, rail, stairs, doors, vinyl siding, windows, back patio, and outdoor electrical outlet
done without permits. Exterior maintenance (improper ventilation). Prohibited outdoor storage (washer,
dryer, water heater, bin, construction materials).

Owner must go to the Building Dept. and obtain permits for all work done. Remove washer, dryer and
water heater (put inside). Remove electrical outlets with permits.

Double permit fee has been assessed.

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

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


Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Jorge Heredia / Zarela Montoya Date 1/30/20
Site Address 111 Lori Lane Case # 4885
Permit # _____ Sub/Park Lakeshore M.H.P

- | | |
|--|---|
| ☐ *STOP ALL WORK | ☐ Approved Plan Not Being Followed |
| ☒ No Building Permit | ☐ Permit Not on Job |
| ☐ Violation of Florida Building Code # _____ | ☐ Approved plan not on Job |
| ☒ Violation of Town Ordinance # <u>5-105</u> | ☐ Re-Inspection Fee |
| ☐ NFPA # _____ <u>12-48</u>
<u>5-103</u> | ☐ Repeat Violation (Double fine) |

Violation (s)

Addition, sheds, car port, stairs, doors, vinyl
siding, windows, back patio & outdoor electrical outlets.
Exterior maintenance (improper ventilation). Prohibited outdoor
Storage (washer, dryer & water heater) (bin, construction material).

Owner must go to the Building Dept and obtain permits
for all work done. Remove washer, dry & heater (put inside).
Remove electrical outlets w/permits.

☒ 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

Josefine Ramirez
Code Enforcement Officer

Zarela Montoya
Received by

White: Original Copy

Yellow: Officer's Copy

Pink: Violator



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

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

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

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,094,580	\$2,094,580	\$2,094,580	\$2,094,580
Portability	0	0	0	0
Assessed/SOH	\$2,094,580	\$2,094,580	\$2,094,580	\$2,094,580
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,094,580	\$2,094,580	\$2,094,580	\$2,094,580

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/2/2002	SW*	\$220,000	33474 / 1458	\$5.25	355,645	SF
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400	SF
8/20/1997	WD*	\$3,262,200	26945 / 137			
			6299 / 977			
				Adj. Bldg. S.F. (Card, Sketch)		550
* Denotes Multi Parcel Sale (See Page)				Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

[illegible]













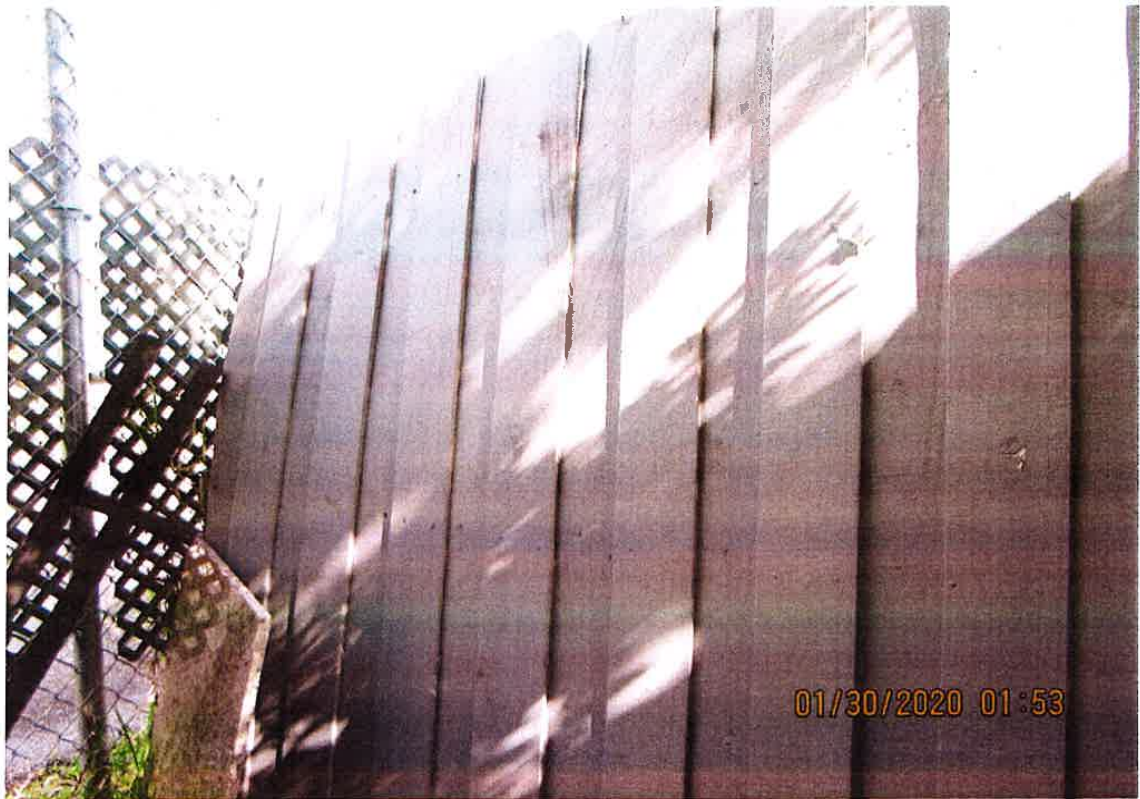
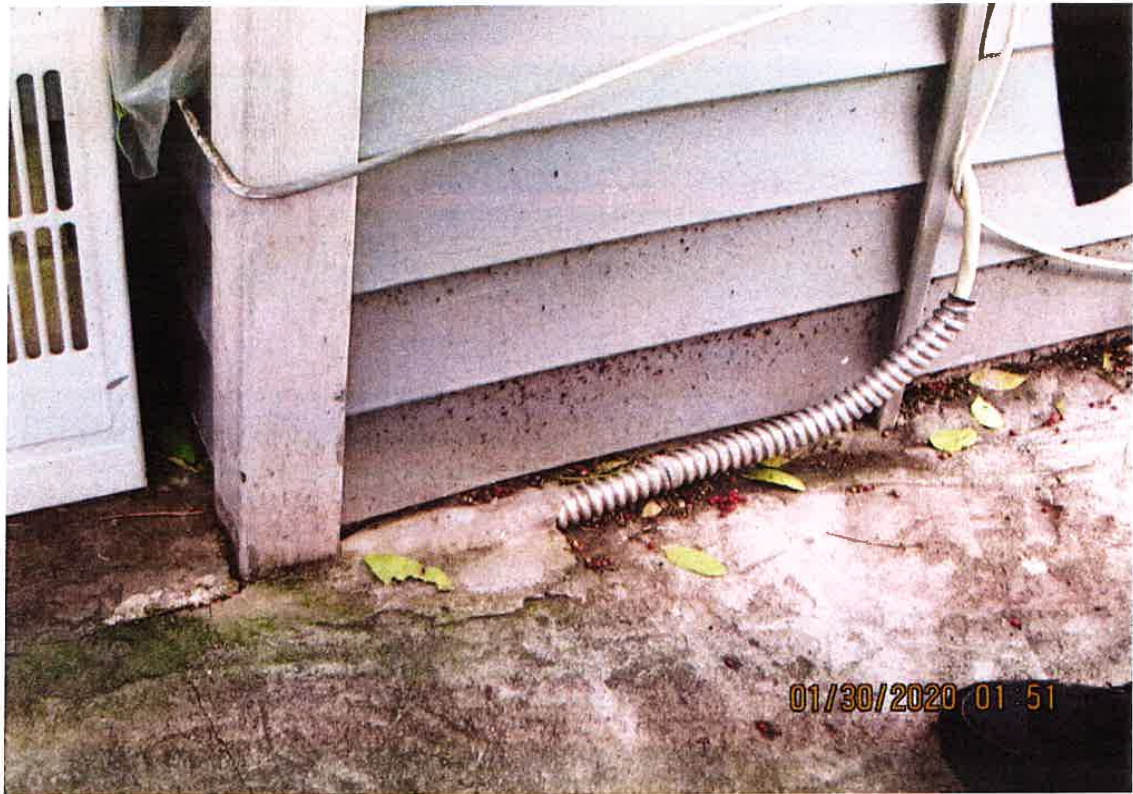


























Case Overview

Property/Incident Information

Owner	Address	Site Address
Ileana Tarafa Tarafa	113 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #113 Lori Lane

Legal Description

Case Status Open **Case #** 4887 **Date Next Inspection** 6/16/2021

Notes Multiple additions, shed, multiple alterations (plumbing, electrical, doors, windows, fence, steps). Multiple roofs, a/c mini split, a/c central unit. Verify Occupancy. Prohibited outdoor storage. Owner must go to the Building Dept. & obtain permits for all work done. Must remove all loose items (put inside).

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/30/2020		Notice of Violation	Hand Regular Mail
5/27/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021

TOWN OF PEMBROKE PARK

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

NOV CASE # 4887

FIRST-CLASS MAIL

Hasler

02/04/2020

US POSTAGE \$000.95



ZIP 33023
011D10656696

LAKESHORE MOBILE HOME PARK LLC
2701 SPARK RD
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

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

NOV CASE # 4887

FIRST-CLASS MAIL

Hasler

02/04/2020

US POSTAGE \$000.95



ZIP 33023
011D10656696

ILIANA TARAFIA
IGNACIO TARAFIA
113 LOZILANE
PEMBROKE PARK FL 33009

7019 2280 0002 0486 1495

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

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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 Illeana Tarafa Tarafa/Ignacio
 NOH #4887
 113 Lori Lane
 City, State, ZIP+4® Pembroke Park, FL 33009

PS Form 3800

WEST HOLLYWOOD FL 33009
 MAY 28 2021

7019 2280 0002 0486 1525

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and \$8.47
 Sent To Riverstone Communities, LLC
 NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942, 4965
 Street and Apt. No. 6400 Telegraph Road, Suite 2000
 City, State, ZIP+4® Bloomfield Township, MI 48301

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

WEST HOLLYWOOD FL 33009
 MAY 28 2021

7019 2280 0002 0486 1518

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and \$8.47
 Sent To Lakeshore Mobile Home Park LLC
 NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942 4965
 Street and Apt. No. 2701 S Park Rd
 City, State, ZIP+4® Pembroke Park, FL 33009

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

WEST HOLLYWOOD FL 33009
 MAY 28 2021

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
Illeana Tarafa Tarafa/Ignacio NOH #4887 113 Lori Lane Pembroke Park, FL 33009		B. Received by (Printed Name)	C. Date of Delivery
9590 9402 5384 9189 1571 63		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
Barcode: 9590 9402 5384 9189 1571 63		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	
Article Number (Transfer from service label) 7019 2280 0002 0486 1495		Mail Restricted Delivery (0)	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <u>RYC 19</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>Lakeshore mobile</u> C. Date of Delivery <u>6-1-2011</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
Lakeshore Mobile Home Park LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 2701 S Park Rd Pembroke Park, FL 33009	
 9590 9402 5384 9189 1571 87	
2. Article Number (Transfer from service label) 7019 2280 0002 0486 1518	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)
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <u>af</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>C-19</u> C. Date of Delivery <u>6/1/11</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
Riverstone Communities, LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301	
 9590 9402 5384 9189 1571 94	
2. Article Number (Transfer from service label) 7019 2280 0002 0486 1525	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)
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt	



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

* 2021 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2021*	\$2,499,060	\$217,900	\$2,716,960	\$2,389,450		
2020	\$2,321,230	\$217,900	\$2,539,130	\$2,172,230	\$49,267.39	
2019	\$1,876,680	\$217,900	\$2,094,580	\$1,974,760	\$43,924.42	
2021* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$2,716,960	\$2,716,960	\$2,716,960	\$2,716,960		
Portability	0	0	0	0		
Assessed/SOH	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/2/2002	SW*	\$220,000	33474 / 1458	\$7.00	355,645	SF
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400	SF
8/20/1997	WD*	\$3,262,200	26945 / 137			
2/22/1989	CP*	\$100	16299 / 977			
				Adj. Bldg. S.F. (Card, Sketch)		550
				Eff./Act. Year Built: 1973/1972		
* Denotes Multi-Parcel Sale (See Deed)						

* Denotes Multi-Parcel Sale (See Deed)

[illegible]

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ILLENA TARAFI)

Respondent

CASE NO. 4887

AFFIDAVIT OF SERVICE

TO BE SERVED: ILLENA TARAFI

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 113 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ILLENA TARAFI AT 1:06 P.M. ON THE 3 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of JUNE 2021, by JOSELINE RAMIREZ as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



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




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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/27/2021

Sent To:
Ileana Tarafa Tarafa/Ignacio
113 Lori Lane
Pembroke Park, FL 33009

Case #:
4887

Property Owner:
Ileana Tarafa Tarafa/Ignacio
113 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514229000030

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

AKA:
2701 S PARK RD, PEMBROKE PARK, FL
33009 #Ileana Tarafa 113 Lori Lane

06/03/2021 01:06

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Ileana Tarafa Tarafa/Ignacio
113 Lori Lane
Pembroke Park, FL 33009

Case #:

4887

Property Owner:

Ileana Tarafa Tarafa/Ignacio
113 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Ileana Tarafa 113 Lori Lane

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

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

Multiple additions, shed, multiple alterations (plumbing, electrical, doors, windows, fence, steps). Multiple roofs, a/c mini split, a/c central unit. Verify Occupancy. Prohibited outdoor storage. Owner must go to the Building Dept. & obtain permits for all work done. Must remove all loose items (put inside).

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


5/27/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: Ileana Tarafa Tarafa/Ignacio
113 Lori Lane
Pembroke Park, FL 33009

Case #: 4887

Date: 01/30/2020

Property Owner: Ileana Tarafa Tarafa/Ignacio
113 Lori Lane
Pembroke Park, FL 33009

Property Description: 514229000030

Certified Mail #:

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

AKA: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #Ileana Tarafa 113 Lori Lane

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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. 12-49. - Storm
event debris.

All allowable items stored, placed or
maintained outdoors at any location in the
Town, including items stored in carports for
single family homes, mobile homes, or
recreational vehicles shall be either secured
as required by the Building Official or removed
during the period between June 1 through
November 30 of each year. By way of
example, this shall include, but is not limited
to, operable appliances (i.e.
refrigerator/freezer/washer/dryer), flower pots,
barbecue grills and lawn furniture.

(Ord. No. 12-06-01, § 2, 6-13-12)

30

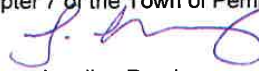
Notes/Mean of Correction:

Multiple additions, shed, multiple alterations (plumbing, electrical, doors, windows, fence, steps). Multiple roofs, a/c mini split, a/c central unit. Verify Occupancy. Prohibited outdoor storage. Owner must go to the Building Dept. & obtain permits for all work done. Must remove all loose items (put inside).

Double permit fee has been assessed.

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

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



Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Ileana Tarafa Tarafa/Ignacio
Site Address 113 Lori Lane
Permit # _____

Date 1/30/20
Case # 4887
Sub/Park Lakeshore M.H.P

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____ 12-48

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Multiple additions, shed, multiple alterations
(plumbing, electrical, doors, windows, fence, steps).
Multiple roofs & mini split a/c units. Verify occupancy. Prohibited
outdoor storage.

Corrective Action(s)

Owner must go to the Building Dept & obtain permits
for all work done. Must remove all loose items (put inside)

☒ 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

☐ Building Dept. Ext. 211/227

☐ Business Tax Receipt Ext. 214

☐ Public Works Ext. 238

Joseline Ramirez

Code Enforcement Officer

Ignacio

Received by

White: Original Copy

Yellow: Officer's Copy

Pink: Violator



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

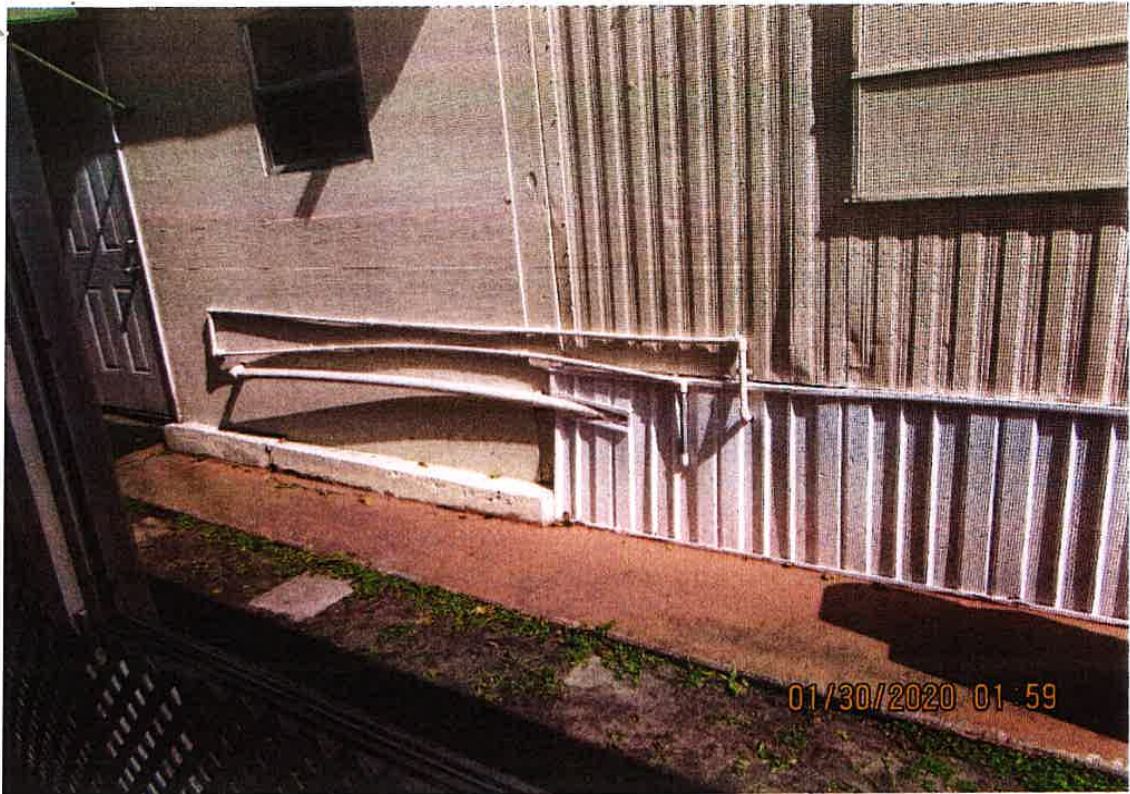
2020 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

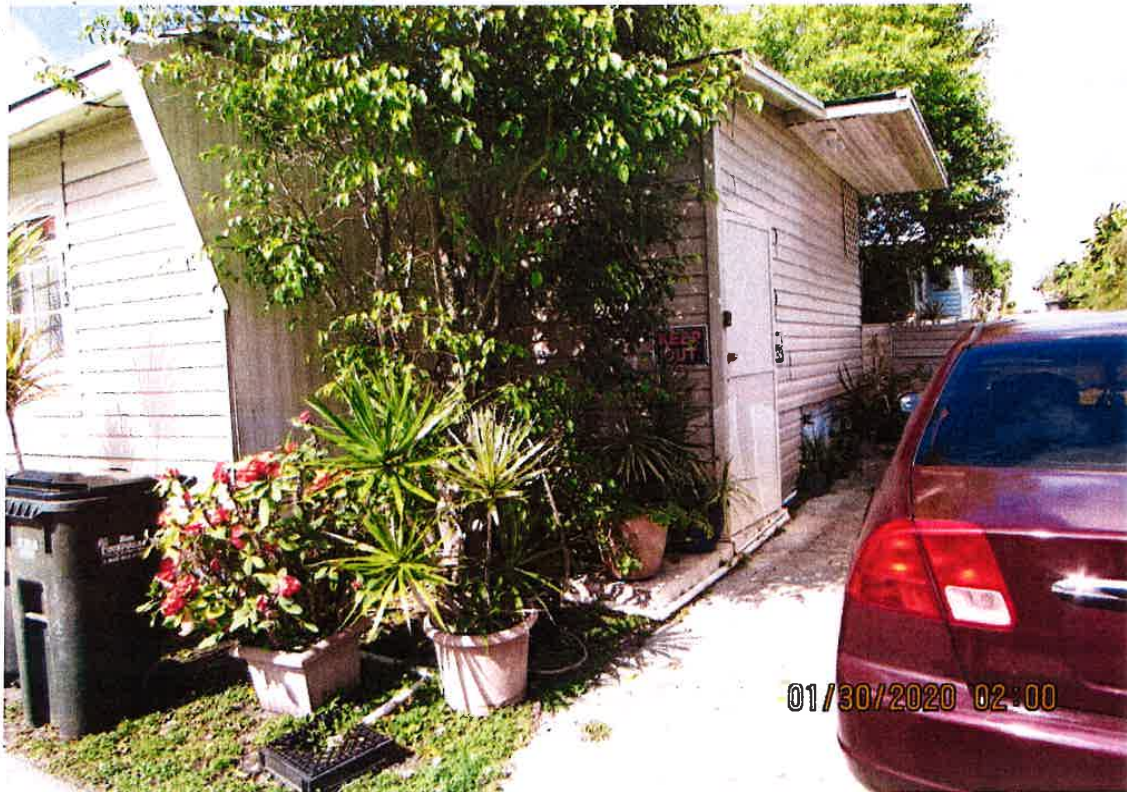
* Denotes Multi-Parcel Sale (See Deed)

Special Assessments















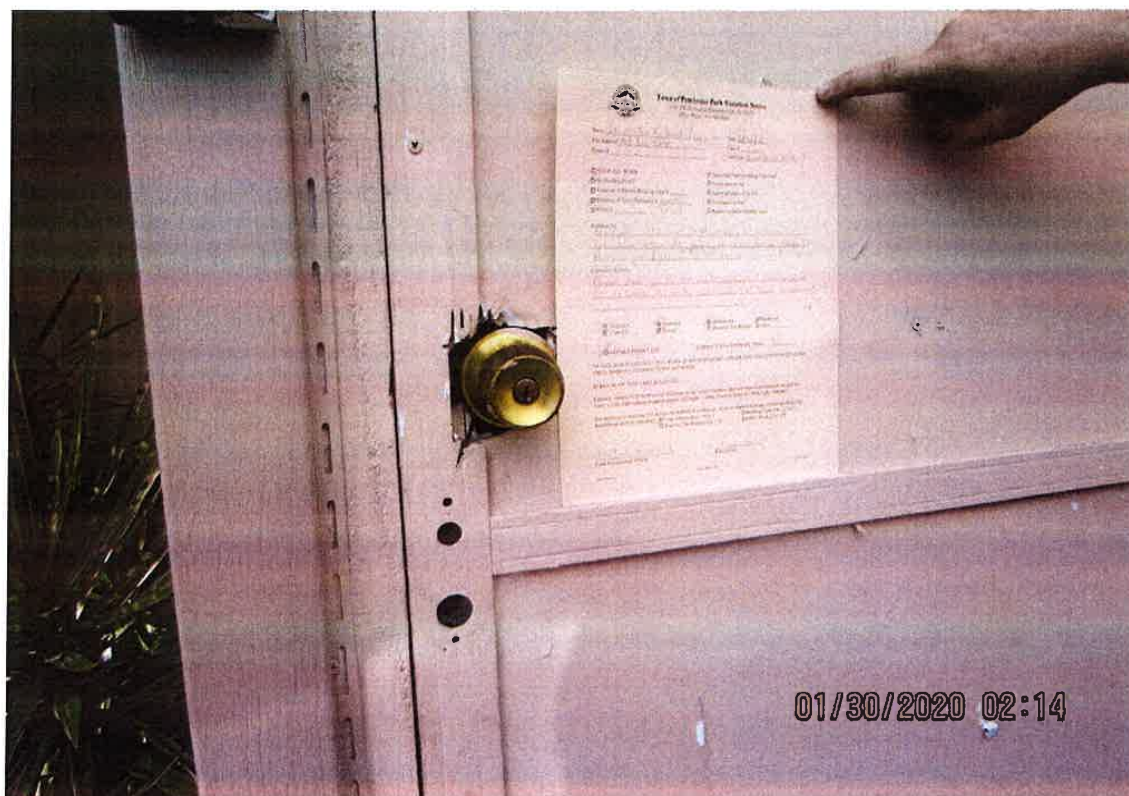


















Case Overview

Property/Incident Information

Owner	Address	Site Address
Benoit Seguin	30 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Benoit Seguin 30 W Lake Dr

Legal Description

Case Status Open **Case #** 4894 **Date Next Inspection** 6/16/2021

Notes Renovating bathroom without permits (cabinets, faucet). Doors and a/c mini split done without permits. Two Rubbermaid sheds and ply wood outside mobile home.

Owner must obtain permits for all work done; and remove rubber maid sheds and ply wood.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/4/2020		Notice of Violation	Hand Regular Mail
5/27/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021

TOWN OF PEMBROKE PARK

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

NOV case # 4894

Hasler

02/06/2020

FIRST-CLASS MAIL

US POSTAGE \$000.95



ZIP 33023

011D10656696

Benoit Seguin
30 W lake drive
Pembroke Park FL 33009

TOWN OF PEMBROKE PARK

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

NOV case # 4894

Hasler

02/06/2020

FIRST-CLASS MAIL

US POSTAGE \$000.95



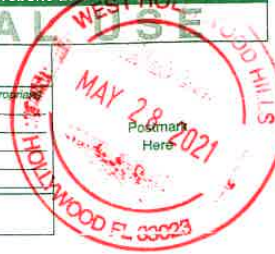
ZIP 33023

011D10656696

Pembroke Park Lakes Inc
P.O. Box 200490
Pembroke Park FL 33026

7019 2280 0002 0486 1532

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com .	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (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	Benoit Seguin
Street and Apt.	NOH #4894
City, State, Zip	30 W Lake Drive Pembroke Park, FL 33009
PS Form 3800	See reverse for instructions



7019 2280 0002 0486 1549

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com .	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	Pembroke Park Lakes Inc.
Street and Apt.	NOH #4894
City, State, Zip	P.O. Box 260490 Pembroke Pines, FL 33026
PS Form 3800	See reverse for instructions



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>Benoit Seguin</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: Benoit Seguin NOH #1534 30 W Lake Drive Pembroke Park, FL 33009		B. Received by (Printed Name) <i>Benoit Seguin</i> C. Date of Delivery <i>6-1-2021</i>	
2. Article Number (Transfer from previous form) 7019 2280 0002 0486 1532		D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below:	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (over \$500)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
9590 9402 5384 9189 1572 00		Domestic Return Receipt	
PS Form 3811, July 2015 PSN 7530-02-000-9053			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>W. H. H.</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: Pembroke Park Lakes Inc. NOH #4894 P.O. Box 260490 Pembroke Pines, FL 33026		B. Received by (Printed Name) <i>W. H. H.</i> C. Date of Delivery <i>6/2/21</i>	
2. Article Number (Transfer from previous form) 7019 2280 0002 0486 1532		D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below:	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (over \$500)		☐ Priority Mail Express® ☒ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
9590 9402 5384 9189 1572 17		Domestic Return Receipt	
PS Form 3811, July 2015 PSN 7530-02-000-9053			



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145	ID #	5142 29 00 0223
Property Owner	PEMBROKE PARK LAKES INC	Millage	0613
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026	Use	28
Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB		

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

* 2021 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2021*	\$6,800,510	\$74,990	\$6,875,500	\$4,395,000				
2020	\$6,800,510		\$6,800,510	\$3,927,290	\$103,448.85			
2019	\$3,570,270		\$3,570,270	\$3,570,270	\$77,953.29			
2021* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$6,875,500	\$6,875,500	\$6,875,500	\$6,875,500				
Portability	0	0	0	0				
Assessed/SOH	\$4,395,000	\$6,875,500	\$4,395,000	\$4,395,000				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$4,395,000	\$6,875,500	\$4,395,000	\$4,395,000				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
6/1/1965	WD	\$270,000		\$10.00	680,051	SF		
				Adj. Bldg. S.F. (Card, Sketch)				
				Eff./Act. Year Built: 2021/2020				
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.)

BENOIT SEGUIN)

Respondent

CASE NO. 4894

AFFIDAVIT OF SERVICE

TO BE SERVED: BENOIT SEGUIN

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 30 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BENOIT SEGUIN AT 3:21 P.M. ON THE 2 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of JUNE, 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 MANZEROLL
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services


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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/27/2021

Sent To:
Benoit Seguin
30 W Lake Drive
Pembroke Park, FL 33009

Case #:
4894

Property Owner:
Benoit Seguin
30 W Lake Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514229000223

Legal Description:
29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB, N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250 S 150 W 100 S 520 E 210 SE1/4 ALG
CURVE 188 S 60 SWLY ALG CURVE
188 S W 210 S 2839 M/L TO PT 180 N OF
S/L OF SEC W 150 TO POB

AKA:
3196 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #Benoit
Seguin 30 W Lake Dr

06/02/2021 03:21





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Benoit Seguin

30 W Lake Drive
Pembroke Park, FL 33009

Case #:

4894

Property Owner:

Benoit Seguin

30 W Lake Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB,N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250,S 150,W 100,S 520,E 210, SE1/4 ALG
CURVE 188.5,S 60 SWLY ALG CURVE
188.5,W 210,S 2839 M/L TO PT 180 N OF
S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Benoit
Seguin 30 W Lake Dr

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Renovating bathroom without permits (cabinets, faucet). Doors and a/c mini split done without permits. Two Rubbermaid sheds and ply wood outside mobile home.

Owner must obtain permits for all work done; and remove rubber maid sheds and ply wood.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


5/27/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Benoit Seguin
30 W Lake Drive
Pembroke Park, FL 33009

Case #:

4894

Date:

02/04/2020

Property Owner:

Benoit Seguin
30 W Lake Drive
Pembroke Park, FL 33009

Property Description:

514229000223

Certified Mail #:

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB,N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250,S 150,W 100,S 520,E 210, SE1/4 ALG
CURVE 188.5,S 60 SWLY ALG CURVE
188.5,W 210,S 2839 M/L TO PT 180 N OF
S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Benoit
Seguin 30 W Lake Dr

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Notes/Mean of Correction:

Renovating bathroom without permits (cabinets, faucet). Doors and a/c mini split done without permits.
Two Rubbermaid sheds and ply wood outside mobile home.

Owner must obtain permits for all work done; and remove rubber maid sheds and ply wood.

Double permit fee has been assessed.

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

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



Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Benoit Seguin
Site Address 30 W Lake Drive
Permit # _____

Date 2/4/20
Case # _____
Sub/Park Pembroke Park M.H.P ^{Lakes}

☒ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation(s)

Renovating bathroom without permits
(cabinets, faucets). Doors and a/c mini split
done with out permits

Corrective Action(s)

Owner must go to the Building Dept and
obtain permits

☒ 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

[Signature]
Received by

White: Original Copy

Yellow: Officer's Copy

Pink: Violator



Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145	ID #	5142 29 00 0223
Property Owner	PEMBROKE PARK LAKES INC	Millage	0613
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026	Use	28
Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$3,570,270		\$3,570,270	\$3,570,270	
2019	\$3,570,270		\$3,570,270	\$3,570,270	\$77,953.29
2018	\$3,400,260		\$3,400,260	\$3,400,260	\$73,197.73

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,570,270	\$3,570,270	\$3,570,270	\$3,570,270
Portability	0	0	0	0
Assessed/SOH	\$3,570,270	\$3,570,270	\$3,570,270	\$3,570,270
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	\$3,570,270	\$3,570,270	\$3,570,270	\$3,570,270

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/1/1965	WD	\$270,000		\$5.25	680,051	SF
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
L								
1								

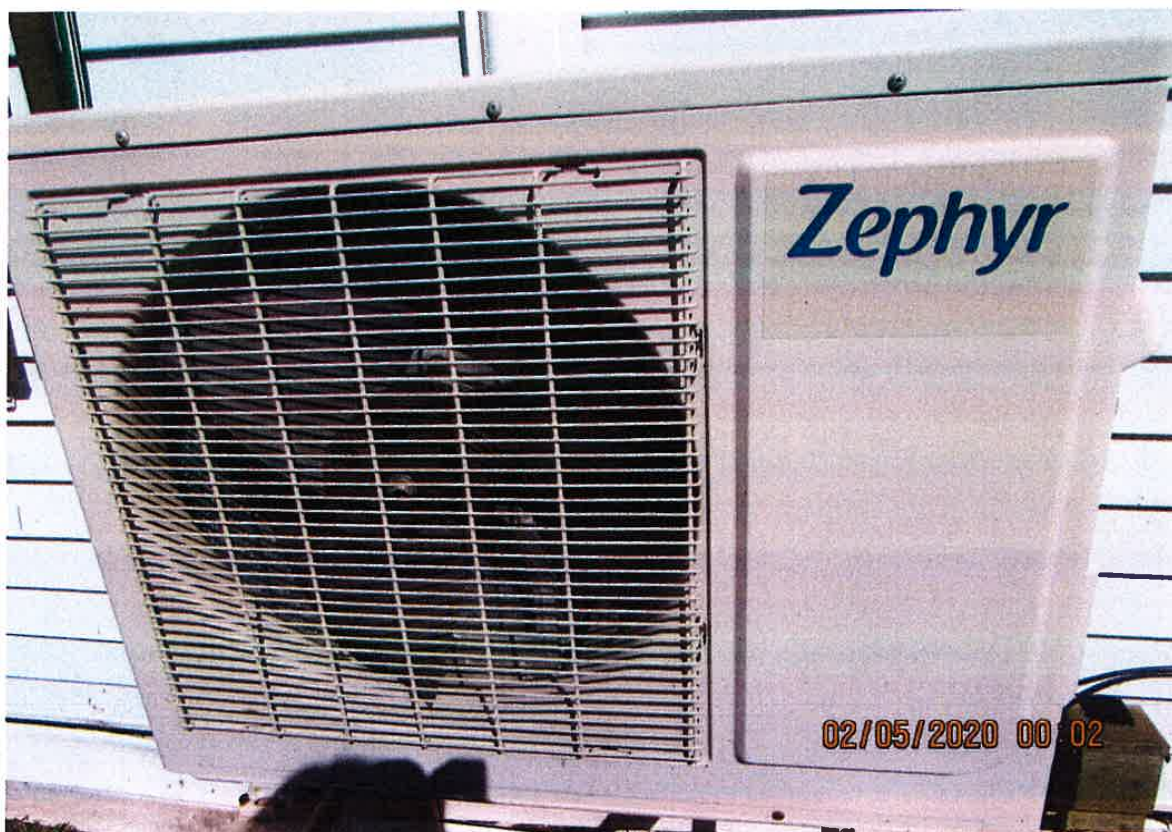
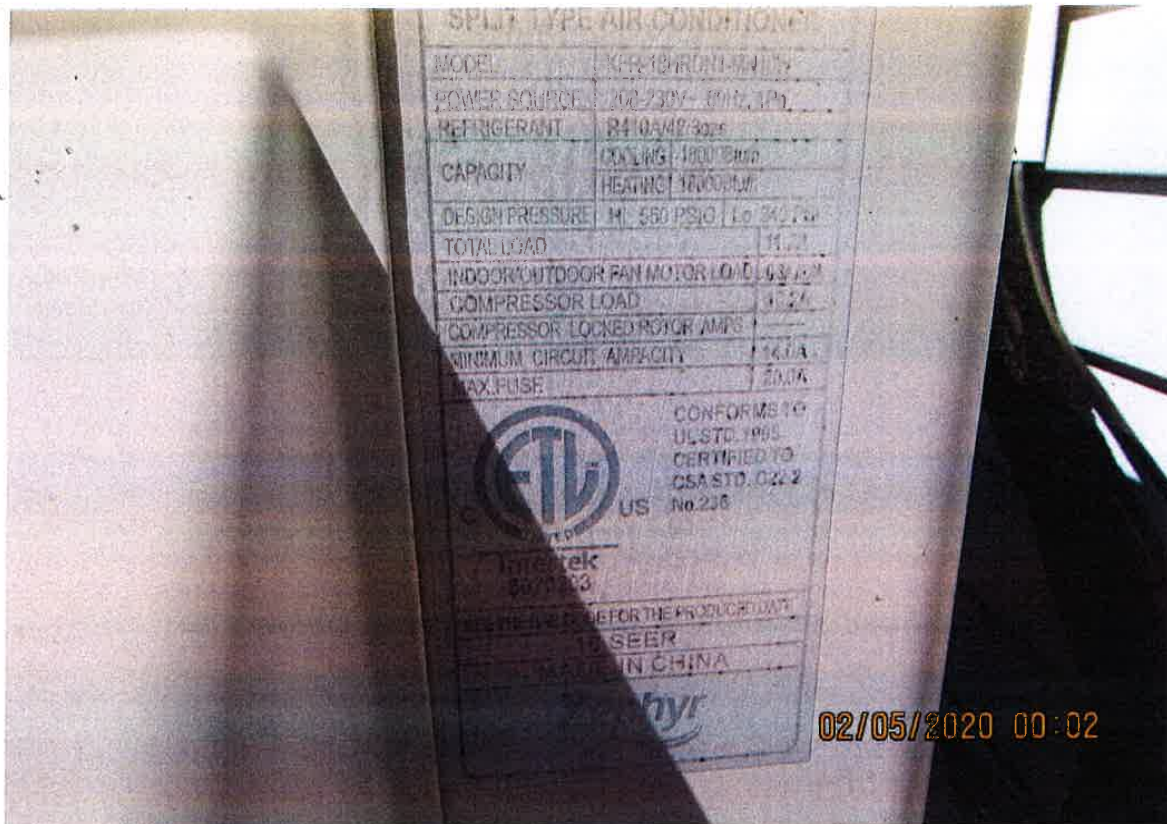
















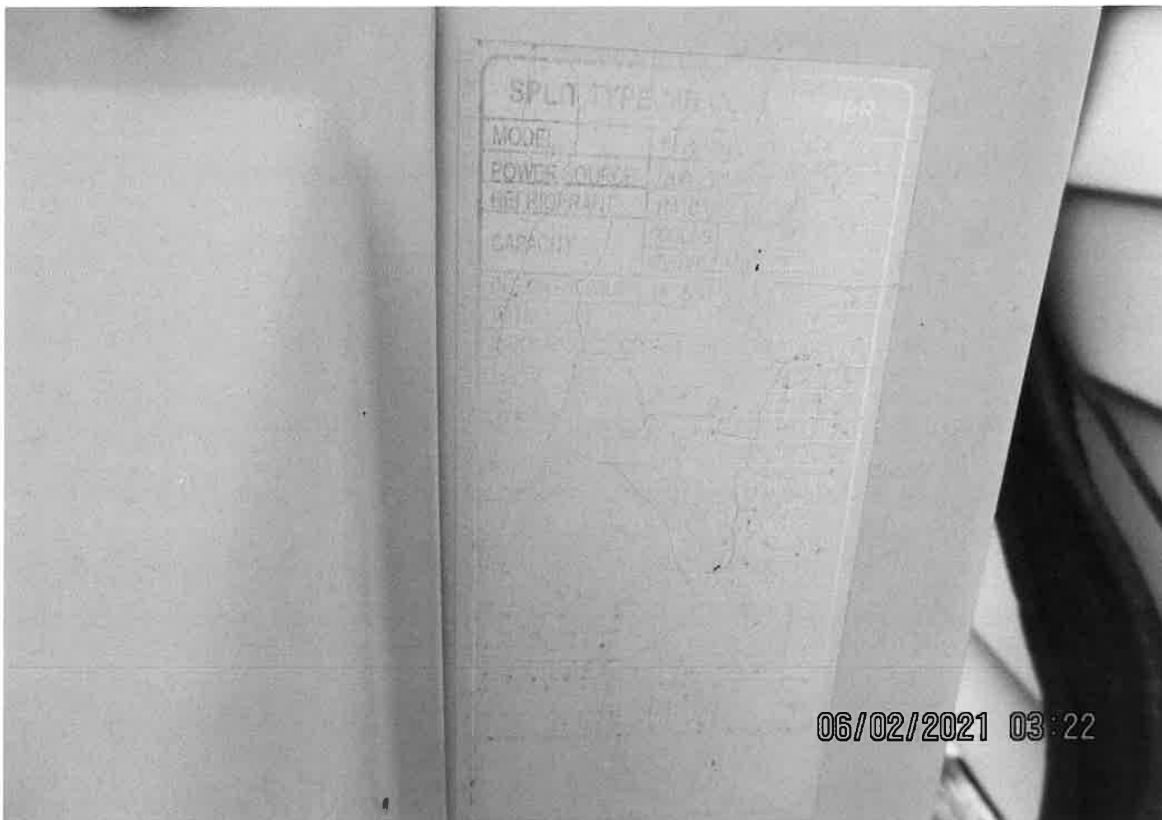
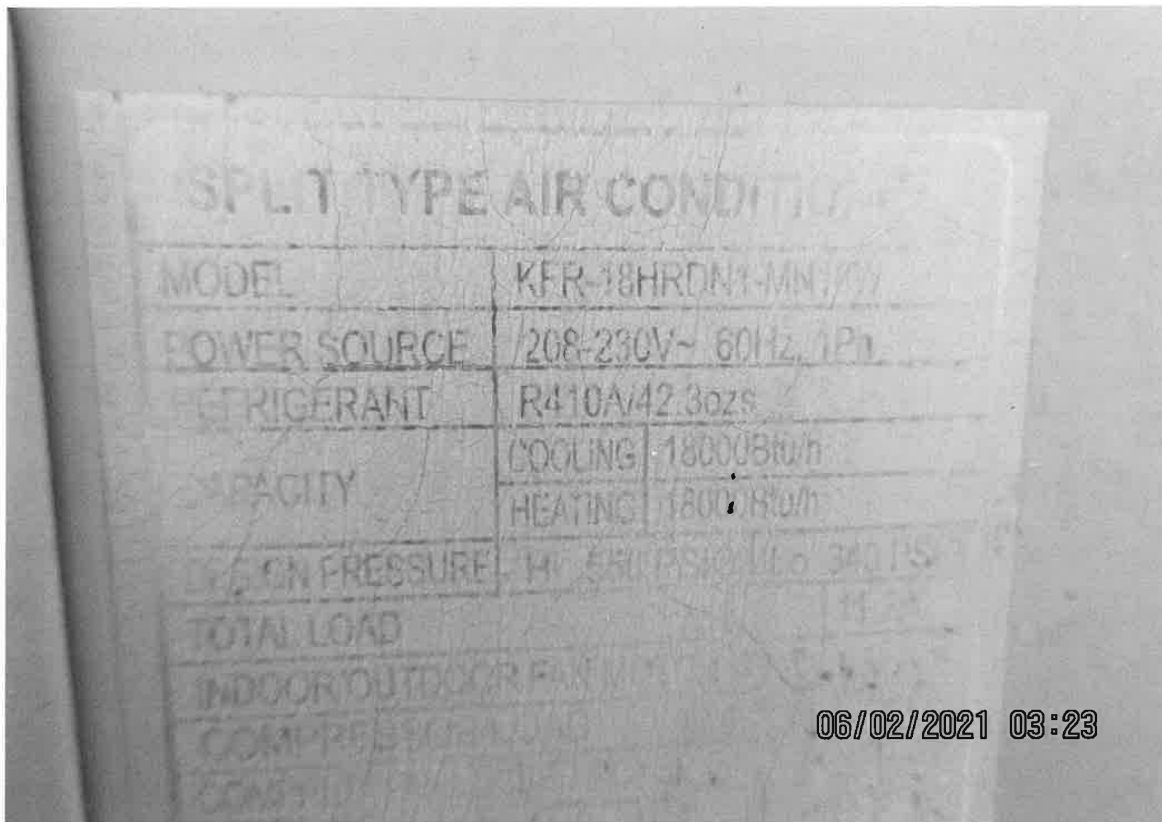
















TOWN OF PEMBROKE PARK

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



BUILDING PERMIT APPLICATION

2017 Florida Building Code In Effect

103820

PERMIT NO.

M-73331

APPLICATION NO.

AMT DUE

PERMIT TYPE: MECHANICAL					
JOB NAME: Denis Sequin					
JOB ADDRESS: 30 West Lkæ Drive					
OWNER NAME: PEMBROKE PARK LAKES INC					
OWNER ADDRESS: 30 West Lake Drive					
CITY: PEMBROKE Park					
PHONE: 9549660509		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: A Customer First					
MAIL ADDRESS: 5740 SW 58 Court					
CITY STATE ZIP: Davle FL 33314					
PHONE: 9543216212		FAX: 9543216223		EMAIL: acustomerfirst@bellsouth.net	
CERT. COMPETENCY: CAC1818399			STATE REGISTRATION: N/A		
LOT: 30	BLOCK: 0	PRESENT USE: Residence		PROPOSED USE: Same	
FOLIO NUMBER: 514229000223			SUBDIVISION: Pembroke Park Lakes		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 3	BATHS: 2	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 575		SQ.FT. / L.F.: 0			
DESCRIBE WORK: Correct Violation					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

(Please Complete Second Page)

Case Overview

Property/Incident Information

Owner	Address	Site Address
Gloria Garcia	117 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Gloria Garcia-117 Lori Lane

Legal Description

Case Status Open **Case #** 4938 **Date Next Inspection** 6/16/2021

Notes Multiple additions, shed with washer & dryer, central a/c unit, patio roof, windows, plastic shed and doors were done without permit. Window covered (no mean of egress). House number must be visible.

Owner must obtain and complete all permits from the Building Dept. Owner must remove plastic shed and shutter from window.
Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/19/2020		Notice of Violation	Hand Regular Mail
5/28/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021

7019 2280 0002 0486 1518

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (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 PSN 7530-02-000-9047

See Reverse for Instructions

Lakeshore Mobile Home Park LLC
 NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942 4965
 2701 S Park Rd
 Pembroke Park, FL 33009



7019 2280 0002 0486 1525

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (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

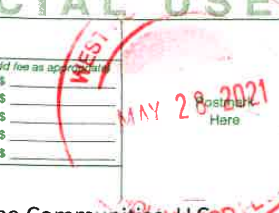
Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Riverstone Communities, LLC
 NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942, 4965
 6400 Telegraph Road, Suite 2000
 Bloomfield Township, MI 48301



7019 2280 0002 0486 1396

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (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. No.

City, State, ZIP+4®

PS Form 3800

Gloria Garcia
 NOH #4938
 117 Lori Lane
 Pembroke Park, FL 33009



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee
1. Article Addressed to: Gloria Garcia NOH # 38 117 Loft Lane Pembroke Park, FL 33009	B. Received by (Printed Name) C. Date of Delivery
9590 9402 5384 9189 1570 64	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transit)	3. Service Type
7019 2280 0002 0486 1396	☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

Lakeshore Mobile Home Park LLC
NOH 4880, 4881, 4884, 4885, 4487,
4938, 4939, 4940, 4941, 4942, 4965
2701 S Park Rd
Pembroke Park, FL 33009



9590 9402 5384 9189 1571 87

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1518

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
X *YIC R+7C19* ☐ Agent ☐ Addressee
- B. Received by (Printed Name) *LakeShore mobile* C. Date of Delivery *6-1-2021*
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

Riverstone Communities, LLC
NOH 4880, 4881, 4884, 4885, 4487,
4938, 4939, 4940, 4941, 4942, 4965
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301



9590 9402 5384 9189 1571 94

Article Number (Transfer from service label)
7019 2280 0002 0486 1525

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
X *ap* ☐ Agent ☐ Addressee
- B. Received by (Printed Name) *C-19* C. Date of Delivery *6/1/21*
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

Domestic Return Receipt



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKE SHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4
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The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

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

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

2021* Exemptions and Taxable Values by Taxing Authority

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

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/2/2002	SW*	\$220,000	33474 / 1458	\$7.00	355,645	SF
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400	SF
8/20/1997	WD*	\$3,262,200	26945 / 137			
2/22/1989	CP*	\$100	16299 / 977			
				Adj. Bldg. S.F. (Card, Sketch)		550
				Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

GLORIA GARCIA)
Respondent)

CASE NO. 4938

AFFIDAVIT OF SERVICE

TO BE SERVED: GLORIA GARCIA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 117 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GLORIA GARCIA AT 1:09 P.M. ON THE 3 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of JUNE 2021, by JOSELINE RAMIREZ Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification
Type of Identification Produced _____



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




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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/28/2021

Sent To:
Gloria Garcia
117 Lori Lane
Pembroke Park, FL 33009

Case #:
4228

Property Owner:
Gloria Garcia
117 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514229000030

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

AKA:
2701 S PARK RD, PEMBROKE PARK, FL
33009 #Gloria Garcia-117 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/19/2020 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
BUILDINGS AND BUILDING REGULATIONS	SECTION 16-101.01 Erection of Buildings	Any structure, addition, or building, or any part thereof, shall be erected, altered, or repaired in accordance with the provisions of the Town of Pembroke Park Code of Ordinances, Chapter 16, Building Regulations, and shall conform to the minimum standards for safety and health as set forth in the Town of Pembroke Park Code of Ordinances, Chapter 16, Building Regulations. This notice shall be uniform as to all violations of the Town of Pembroke Park Code of Ordinances, Chapter 16, Building Regulations, and shall be uniform as to all violations of the Town of Pembroke Park Code of Ordinances, Chapter 16, Building Regulations.	30

06/03/2021 01:09



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/28/2021

Sent To:

Gloria Garcia
117 Lori Lane
Pembroke Park, FL 33009

Case #:

4938

Property Owner:

Gloria Garcia
117 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Gloria Garcia-117 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2020 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Multiple additions, shed with washer & dryer, central a/c unit, patio roof, windows, plastic shed and doors were done without permit. Window covered (no mean of egress). House number must be visible.

Owner must obtain and complete all permits from the Building Dept. Owner must remove plastic shed and shutter from window.
Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

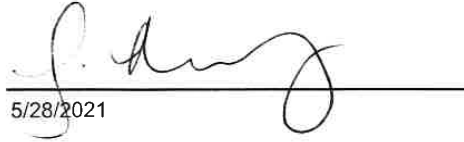
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer

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

5/28/2021



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

10/20/20
No permits

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: Gloria Garcia
117 Lori Lane
Pembroke Park, FL 33009

Case #: 4938

Date: 02/19/2020

Property Owner: Gloria Garcia
117 Lori Lane
Pembroke Park, FL 33009

Property Description: 514229000030

Certified Mail #:

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

AKA: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #Gloria Garcia-117 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2020 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
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Notes/Mean of Correction:

Multiple additions, shed with washer & dryer, central a/c unit, patio roof, windows, plastic shed and doors were done without permit. Window covered (no mean of egress). House number must be visible.

Owner must obtain and complete all permits from the Building Dept. Owner must remove plastic shed and shutter from window.

Double permit fee has been assessed.

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

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


Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

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

786-991-4968
Elderly agency

Name Gloria Garcia
Site Address 117 Lori Lane
Permit # _____

Date 2/19/20
Case # 4938
Sub/Park Lakeshore M.H.P

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-103

☐ NFPA # _____ 5-105

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Multiple additions, shed w/washer & dryer, central a/c unit, ^{Patio} roof, windows, plastic shed no means of egress, doors were done without permit.

Corrective Action(s)

Owner must obtain permits for work done and complete them. Open shutters and remove plastic shed.

☒ 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

Josefine Ramirez
Code Enforcement Officer

Received by

Flavia Guevara
Gegmiami2000@
hotmail.com

White: Original Copy

Yellow: Officer's Copy

Pink: Violator

















TOWN OF PEMBROKE PARK

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

Nov case # 4988

FIRST-CLASS MAIL

Hasler

03/07/2020

US POSTAGE \$000.50



ZIP 33023

011D10656696

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

TOWN OF PEMBROKE PARK

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

Nov case # 4988

FIRST-CLASS MAIL

Hasler

03/07/2020

US POSTAGE \$000.50



ZIP 33023

011D10656696

Gloria Garcia
117 Lori Lane
Pembroke Park, FL 33009







Case Overview

Property/Incident Information

Owner	Address	Site Address
Juan Jose Torres	125 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #125 Lori Lane

Legal Description

Case Status Open **Case #** 4939 **Date Next Inspection** 6/16/2021

Notes Interior renovations, wooden deck/ramp, doors, additions (2), patio roof over, steps, electrical, were done without permits. Mobile home has interior and exterior damages (broken windows, broken roof, erosion on walls). Owner has prohibited out door storage (washer, dryer, tools, couch, TV, construction materials and miscellaneous items). Owner must obtain permits and complete inspection from the Building Dept. Owner must remove all prohibited outdoor storage. Owner must fix damages to home with Building Permits. Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/19/2020		Notice of Violation	Hand Regular Mail
5/27/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/16/2021

Case Overview

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: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021

TOWN OF PEMBROKE PARK

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

NOV case # 4939

Hasler

FIRST-CLASS MAIL

03/07/2020

US POSTAGE \$000.50



ZIP 33023

011D10656696

Juan Jose Torres

125 Lori Lane

Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

NOV case # 4939

Hasler

FIRST-CLASS MAIL

03/07/2020

US POSTAGE \$000.50



ZIP 33023

011D10656696

Lakeshore Mobile Home Park LLC

2701 S Park RD

Pembroke Park, FL 33009

7019 2280 0002 0486 1525

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (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	Riverstone Communities, LLC
Street and Apt. No.	NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965
City, State, ZIP+4®	6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 2280 0002 0486 1440

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (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	Juan Jose Torres
Sent To	NOH #4939
Street and Apt. No.	125 Lori Lane
City, State, ZIP+4®	Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 2280 0002 0486 1518

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$
Sent To	Lakeshore Mobile Home Park LLC
Street and Apt. No.	NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942 4965
City, State, ZIP+4®	2701 S Park Rd Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
4. Article Addressed to: Juan Jose Torres NOH #4939 125 Lori Lane Pembroke Park, FL 33009		B. Received by (Printed Name) C. Date of Delivery	
5. Barcode 9590 9402 5384 9189 1571 18		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
6. Article Number (Transfer from outside label) 7019 2280 0002 0486 1440		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Mail Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. Lakeshore Mobile Home Park LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 2701 S Park Rd Pembroke Park, FL 33009		A. Signature X <u>YK R47C19</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>Lakeshore mobile</u> C. Date of Delivery <u>6-1-2011</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
Barcode: 9590 9402 5384 9189 1571 87 2. Article Number (Transfer from service label) <u>7019 2280 0002 0486 1518</u>		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery (over \$500)	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. Riverstone Communities, LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301		A. Signature X <u>af</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>C-19</u> C. Date of Delivery <u>6/1</u> D. Is delivery address different from item 1? ☒ Yes If YES, enter delivery address below: ☐ No	
Barcode: 9590 9402 5384 9189 1571 94 2. Article Number (Transfer from service label) <u>7019 2280 0002 0486 1525</u>		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery (over \$500)	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

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

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

Property Assessment Values

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

2021* Exemptions and Taxable Values by Taxing Authority

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

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

Special Assessments

[illegible]

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

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
JUAN JOSE TORRES)
Respondent)

CASE NO. 4939

AFFIDAVIT OF SERVICE

TO BE SERVED: JUAN JOSE TORRES

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 125 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JUAN JOSE TORRES AT 1:15 P.M. ON THE 3 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

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



AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of JUNE 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



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


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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/27/2021

Sent To:
Juan Jose Torres
125 Lon Lane
Pembroke Park, FL 33009

Case #:
4939

Property Owner:
Juan Jose Torres
125 Lon Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514229000030

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

AKA:
2701 S PARK RD, PEMBROKE PARK, FL
33009 #Juan Jose Torres-125 Lon Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 6-101 - 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. Flaked or peeling paint is prohibited and must be removed by the owner.	30

06/03/2021 01:15









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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Juan Jose Torres

125 Lori Lane
Pembroke Park, FL 33009

Case #:

4939

Property Owner:

Juan Jose Torres

125 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Juan Jose Torres-125 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (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 of repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be 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
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. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Interior renovations, wooden deck/ramp, doors, additions (2), patio roof over, steps, electrical, were done without permits. Mobile home has interior and exterior damages (broken windows, broken roof, erosion on walls). Owner has prohibited out door storage (washer, dryer, tools, couch, TV, construction materials and miscellaneous items).

Owner must obtain permits and complete inspection from the Building Dept. Owner must remove all prohibited outdoor storage. Owner must fix damages to home with Building Permits.
Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


5/27/2021



10/20/20
No permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Juan Jose Torres
125 Lori Lane
Pembroke Park, FL 33009

Case #:

4939

Date:

02/19/2020

Property Owner:

Juan Jose Torres
125 Lori Lane
Pembroke Park, FL 33009

Property Description:

514229000030

Certified Mail #:**Legal Description:**

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Juan Jose Torres-125 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (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 (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Notes/Mean of Correction:

Interior renovations, wooden deck/ramp, doors, additions (2), patio roof over, steps, electrical, were done without permits. Mobile home has interior and exterior damages (broken windows, broken roof, erosion on walls). Owner has prohibited outdoor storage (washer, dryer, tools, couch, TV, construction materials and miscellaneous items).

Owner must obtain permits and complete inspection from the Building Dept. Owner must remove all prohibited outdoor storage. Owner must fix damages to home with Building Permits. Double permit fee has been assessed.

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

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


Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

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

954-534-0050

Name Juan Jose Torres
Site Address 125 Lori Lane
Permit # _____

Date 2/19/20
Case # 4939
Sub/Park Lakeshore N.H.-P

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____ 5-103
12-48

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s) Interior renovations, damage inside home, electrical
Wooden deck, door, additions, roof over, steps,
done with permits. Damaged windows, damaged

roof/roof over, home is deteriorating. Outdoor prohibited

Corrective Action(s) Storage, washer, dryer, tools, couch, tv, construction
materials, miscellaneous items

Owner must obtain permits and complete inspection,
from the Building Dept. Owner must remove
all prohibited out door storage. Owner must fix damage
to home w/ permits.

☒ Structural

☒ Code Enf.

☒ Plumbing

☐ Zoning

☐ Mechanical

☐ Business Tax Receipt

☒ Electrical

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): _____

*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

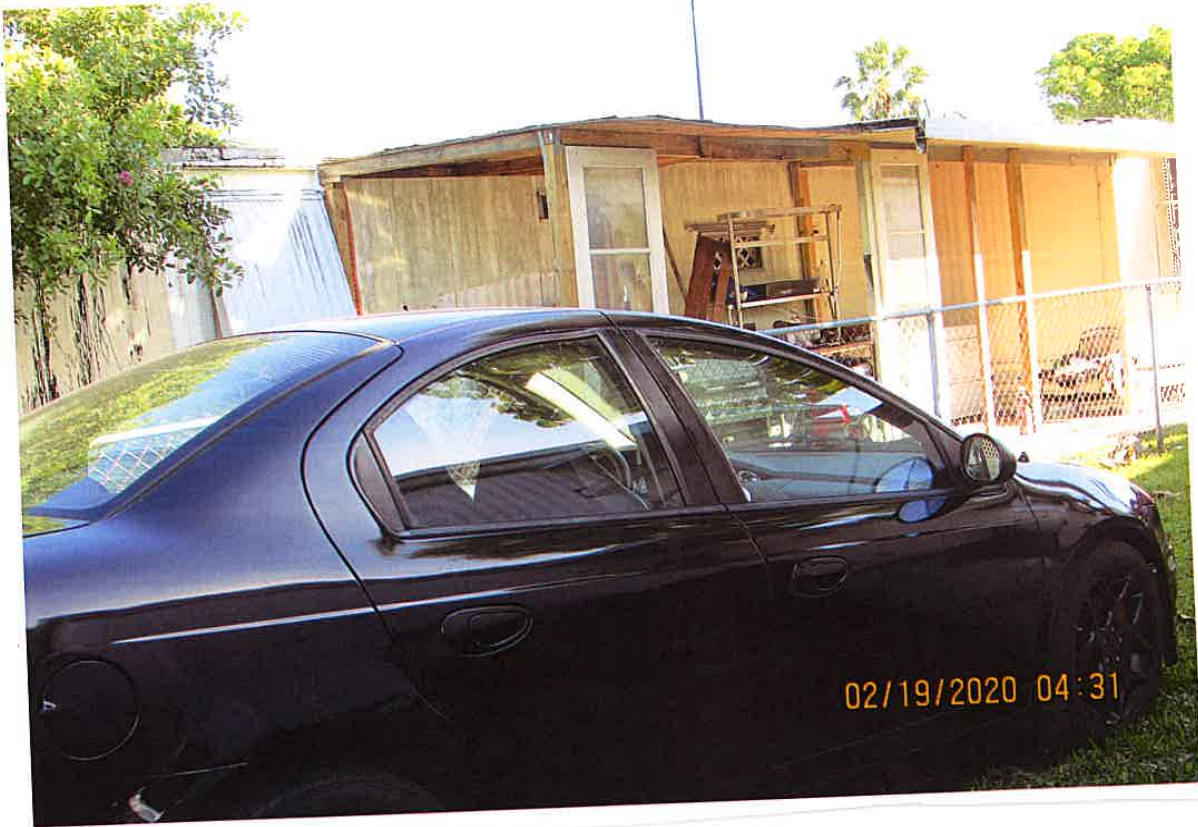
Joseline Ramirez
Code Enforcement Officer

Received by [Signature]

White: Original Copy

Yellow: Officer's Copy

Pink: Violator





















Case Overview

Property/Incident Information

Owner	Address	Site Address
Brian Giralt/Hassene Chaabane	123 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Brian Giralt/Hassene Chaabane-123 Lori Lane

Legal Description

Case Status Open **Case #** 4940 **Date Next Inspection** 6/16/2021

Notes A/C central unit, door, roof, shed, additions (2), and stairs done without permits. Prohibited outdoor storage (car parts, wood, tires, miscellaneous items).

Owner must obtain/complete all permits from the Building Dept. Owner must remove all prohibited storage.
Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/19/2020		Notice of Violation	Hand Regular Mail
5/28/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021

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

NOV case # 4940

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

FIRST-CLASS MAIL

Hasler

03/07/2020

US POSTAGE \$000.50



ZIP 33023
011D10656696

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

NOV case # 4940

Brian Giralt & Hassene Chaabane
123 Lori Lane
Pembroke Park, FL 33009

FIRST-CLASS MAIL

Hasler

03/07/2020

US POSTAGE \$000.50



ZIP 33023
011D10656696

7019 2280 0002 0486 1525

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (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	Riverstone Communities, LLC
Street and Apt. No.	NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965
City, State, ZIP+4®	6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 2280 0002 0486 1402

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (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	Hassene Chaabane/Brian Giralt
Street and Apt. No.	NOH #4940
City, State, ZIP+4®	123 Lori Lane Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 2280 0002 0486 1518

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$
Sent To	Lakeshore Mobile Home Park LLC
Street and Apt. No.	NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942 4965
City, State, ZIP+4®	2701 S Park Rd Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																		
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: Hassene Chaabane/Brian Giralt NOH #4940 123 Lori Lane Pembroke Park, FL 33009  9590 9402 5384 9189 1570 71	A. Signature X ☐ Agent ☐ Addressee B. Received by (<i>Printed Name</i>) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No																		
2. Article Number (<i>Transfer from service label</i>) 7019 2280 0002 0486 1402	3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☒ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>Mail</td> <td></td> </tr> <tr> <td>Mail Restricted Delivery</td> <td></td> </tr> <tr> <td>20</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☒ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	Mail		Mail Restricted Delivery		20	
☐ Adult Signature	☐ Priority Mail Express®																		
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																		
☒ Certified Mail®	☐ Registered Mail Restricted Delivery																		
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☐ Collect on Delivery	☐ Signature Confirmation™																		
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery																		
Mail																			
Mail Restricted Delivery																			
20																			
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt																		

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. Lakeshore Mobile Home Park LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 2701 S Park Rd Pembroke Park, FL 33009		A. Signature X <u>YLC R+7C19</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>Lake Shore mobile</u> C. Date of Delivery <u>6-1-2021</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 5384 9189 1571 87 2. Article Number (Transfer from service label) <u>7019 2280 0002 0486 1518</u>		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. Riverstone Communities, LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301		A. Signature X <u>ap</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>C-19</u> C. Date of Delivery <u>6/1</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 5384 9189 1571 94 2. Article Number (Transfer from service label) <u>7019 2280 0002 0486 1525</u>		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

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

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

* 2021 values are considered "working values" and are subject to change.					
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$2,499,060	\$217,900	\$2,716,960	\$2,389,450	
2020	\$2,321,230	\$217,900	\$2,539,130	\$2,172,230	\$49,267.39
2019	\$1,876,680	\$217,900	\$2,094,580	\$1,974,760	\$43,924.42
2021* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$2,716,960	\$2,716,960	\$2,716,960	\$2,716,960	
Portability	0	0	0	0	
Assessed/SOH	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
7/2/2002	SW*	\$220,000	33474 / 1458	\$7.00	355,645
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400
8/20/1997	WD*	\$3,262,200	26945 / 137		
2/22/1989	CP*	\$100	16299 / 977		
				Adj. Bldg. S.F. (Card, Sketch)	
				550	
				Eff./Act. Year Built: 1973/1972	
* Denotes Multi-Parcel Sale (See Deed)					

* Denotes Multi-Parcel Sale (See Deed)

[illegible]

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
HASSENE CHAABANE	)	
BRIAN GIRALT	)	CASE NO. 4940
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: BRIAN GIRALT / HASSENE CHAABANE
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 123 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BRIAN GIRALT / HASSENE CHAABANE AT 1:13 P.M.
ON THE 3 DAY OF JUNE 2021.

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

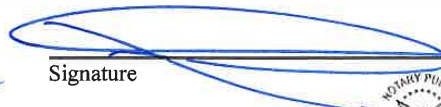
TYPE OF SERVICE

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of JUNE 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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



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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/28/2021

Sent To:

Brian Giralt/Hassene Chaabane

123 Lori Lane
Pembroke Park, FL 33009

Case #:

4940

Property Owner:

Brian Giralt/Hassene Chaabane

123 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

06/03/2021 01:13

AKA:

2701 S PARK RD, PEMBROKE PARK, FL



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/28/2021

Sent To:

Brian Giralt/Hassene Chaabane
123 Lori Lane
Pembroke Park, FL 33009

Case #:

4940

Property Owner:

Brian Giralt/Hassene Chaabane
123 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Brian Giralt/Hassene Chaabane-
123 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2020 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

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. 12-49. - Storm
event debris.

All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture.

(Ord. No. 12-06-01, § 2, 6-13-12)

30

A/C central unit, door, roof, shed, additions (2), and stairs done without permits. Prohibited outdoor storage (car parts, wood, tires, miscellaneous items).

Owner must obtain/complete all permits from the Building Dept. Owner must remove all prohibited storage. Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


5/28/2021



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

10/20/20
No Permit

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: Brian Giralt/Hassene Chaabane
123 Lori Lane
Pembroke Park, FL 33009

Case #: 4940

Date: 02/19/2020

Property Owner: Brian Giralt/Hassene Chaabane
123 Lori Lane
Pembroke Park, FL 33009

Property Description: 514229000030

Certified Mail #:

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

AKA: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #Brian Giralt/Hassene Chaabane-123 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2020 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
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. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30
-----------------------	-----------------------------------	--	----

Notes/Mean of Correction:

A/C central unit, door, roof, shed, additions (2), and stairs done without permits. Prohibited outdoor storage (car parts, wood, tires, miscellaneous items).

Owner must obtain/complete all permits from the Building Dept. Owner must remove all prohibited storage.
Double permit fee has been assessed.

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

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


Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Brian Giralt.
Hussene Chaabane
Site Address 123 Lori Lane
Permit # _____

Date 2/19/20
Case # 4940
Sub/Park Lakeshore M.H.P

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____ 12-48

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

A/C central unit, door, roof, shed, additions (2)
stairs done without permits. Prohibited sto
outdoor storage (car parts, wood, tires, miscellaneous)

Corrective Action(s)

Owner must go to the Building Dept and
obtain/complete all permits. Owner must
remove all prohibited outdoor storage.

☒ 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

Brian Giralt
Received by

Father of owner

White: Original Copy

Yellow: Officer's Copy

Pink: Violator

































Case Overview

Property/Incident Information

Owner	Address	Site Address
Luz Suarez/Ezequiel Roig	121 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Luz Suarez - 121 Lori Lane

Legal Description

Case Status Open **Case #** 4941 **Date Next Inspection** 6/16/2021

Notes Sliding doors (3), vinyl siding, a/c mini split, windows, shed,, fabric carport (canopy (2), fence, addition, rails and steps done without permits.
Owner must obtain/complete permits from the Building Dept. Owner must remove canopy/carport.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/19/2020		Notice of Violation	Hand Regular Mail
5/28/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Regular Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021

TOWN OF PEMBROKE PARK

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

NOV case #4941

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

Hasler FIRST-CLASS MAIL

03/07/2020

US POSTAGE \$000.50



ZIP 33023

011D10656696

TOWN OF PEMBROKE PARK

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

NOV case #4941

Luz Suarez & Ezequiel Roig
121 Lori Lane
Pembroke Park, FL 33009

Hasler FIRST-CLASS MAIL

03/07/2020

US POSTAGE \$000.50



ZIP 33023

011D10656696

7019 2280 0002 0486 1518

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$ 8.47
Sent To	Lakeshore Mobile Home Park LLC
Street and Apt. No.	NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942 4965
City, State, ZIP+4®	2701 S Park Rd Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 2280 0002 0486 1419

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (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	Ezequiel Roig/Luz Suarez
Street and Apt. No.	NOH #4941 123 Lori Lane
City, State, ZIP+4®	Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 2280 0002 0486 1525

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$ 8.47
Sent To	Riverstone Communities, LLC
Street and Apt. No.	NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965
City, State, ZIP+4®	6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>YK R47119</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Lakeshore mobile</i> C. Date of Delivery <i>6-1-2011</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No		
Lakeshore Mobile Home Park LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 2701 S Park Rd Pembroke Park, FL 33009			
 9590 9402 5384 9189 1571 87			
2. Article Number (Transfer from service label) 7019 2280 0002 0486 1518	3. Service Type <table border="0"> <tr> <td> ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (over \$500) </td> <td> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>af</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>C-19</i> C. Date of Delivery <i>6/1/11</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No		
Riverstone Communities, LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301			
 9590 9402 5384 9189 1571 94			
2. Article Number (Transfer from service label) 7019 2280 0002 0486 1525	3. Service Type <table border="0"> <tr> <td> ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (over \$500) </td> <td> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ 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			



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

* 2021 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2021*	\$2,499,060	\$217,900	\$2,716,960	\$2,389,450		
2020	\$2,321,230	\$217,900	\$2,539,130	\$2,172,230	\$49,267.39	
2019	\$1,876,680	\$217,900	\$2,094,580	\$1,974,760	\$43,924.42	
2021* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$2,716,960	\$2,716,960	\$2,716,960	\$2,716,960		
Portability	0	0	0	0		
Assessed/SOH	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/2/2002	SW*	\$220,000	33474 / 1458	\$7.00	355,645	SF
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400	SF
8/20/1997	WD*	\$3,262,200	26945 / 137			
2/22/1989	CP*	\$100	16299 / 977			
				Adj. Bldg. S.F. (Card, Sketch)		550
				Eff./Act. Year Built: 1973/1972		
* Denotes Multi-Parcel Sale (See Deed)						

* Denotes Multi-Parcel Sale (See Deed)

[illegible]

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>YIC R47C19</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Lakeshore mobile</i> C. Date of Delivery <i>6-1-2011</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
Lakeshore Mobile Home Park LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 2701 S Park Rd Pembroke Park, FL 33009	
 9590 9402 5384 9189 1571 87	
2. Article Number (Transfer from service label) 7019 2280 0002 0486 1518	
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt	

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 9590 9402 5384 9189 1571 94	
2. Article Number (Transfer from service label) 7019 2280 0002 0486 1525	
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt	

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
LUZ SUAREZ	)	
EZEQUIEL ROIG	)	CASE NO. 4941
Respondent	)	

AFFIDAVIT OF SERVICE

TO BE SERVED: LUZ SUAREZ / EZEQUIEL ROIG
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 121 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUZ SUAREZ / EZEQUIEL ROIG AT 1:12 P.M. ON THE 3 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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



AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of JUNE 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/28/2021

Sent To:

Luz Suarez/Ezequiel Roig
121 Lori Lane
Pembroke Park, FL 33009

Case #:

4941

Property Owner:

Luz Suarez/Ezequiel Roig
121 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Luz Suarez - 121 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property.

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING 63322.61(2)(c)	Sec 5-105-5 Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

06/03/2021 01:12

STAPLES



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/28/2021

Sent To:

Luz Suarez/Ezequiel Roig
121 Lori Lane
Pembroke Park, FL 33009

Case #:

4941

Property Owner:

Luz Suarez/Ezequiel Roig
121 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Luz Suarez - 121 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2020 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
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

Sliding doors (3), vinyl siding, a/c mini split, windows, shed,. fabric carport (canopy (2), fence, addition, rails and steps done without permits.

Owner must obtain/complete permits from the Building Dept. Owner must remove canopy/carport.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer

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

5/28/2021



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

10/20/20
No Permit

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Luz Suarez/Ezequiel Roig
121 Lori Lane
Pembroke Park, FL 33009

Case #:

4941

Date:

02/19/2020

Property Owner:

Luz Suarez/Ezequiel Roig
121 Lori Lane
Pembroke Park, FL 33009

Property Description:

514229000030

Certified Mail #:**Legal Description:**

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Luz Suarez - 121 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2020 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
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. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30
-----------------------	-----------------------------------	--	----

Notes/Mean of Correction:

Sliding doors (3), vinyl siding, a/c mini split, windows, shed,. fabric carport (canopy (2), fence, addition, rails and steps done without permits.

Owner must obtain/complete permits from the Building Dept. Owner must remove canopy/carport.

Double permit fee has been assessed.

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

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


Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Luz Suarez Ezequiel Roig
Site Address 121 Lori Lane
Permit # _____

Date 2/19/20
Case # 4941
Sub/Park Lakeshore M.H.P

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____
12-48
12-49

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Sliding doors (3), vinyl siding, a/c mini split, windows, shed, fabric carport (canopy) (2), fence, addition, rails & steps done without permits.

Corrective Action(s)

Owner must go to the Building Dept and obtain / complete permits. Owner must remove canopy,

☒ 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

[Signature]
Received by

White: Original Copy

Yellow: Officer's Copy

Pink: Violator































Case Overview

Property/Incident Information

Owner	Address	Site Address
Francois Prudhome	119 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Francois Prudhome-119 Lori Lane

Legal Description

Case Status Open **Case #** 4942 **Date Next Inspection** 6/16/2021

Notes Addition(s), vinyl siding, windows, doors, fence, canopy, wooden deck, shed, work station, awnings, a/c mini split, and security cameras done without permits. Prohibited out door storage (construction materials & tools).
Owner must obtain and complete all permits from the Building Dept. Owner must remove all prohibited outdoor storage.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/19/2020		Notice of Violation	Posted to Property Regular Mail
5/27/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021

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

NOV case # 4942

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

Hasler
03/07/2020
FIRST-CLASS MAIL
US POSTAGE \$000.50
ZIP 33023
011D10656696

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

NOV case # 4942

Francois Prudhome
119 Lori Lane
Pembroke Park, FL 33009

Hasler
03/07/2020
FIRST-CLASS MAIL
US POSTAGE \$000.50
ZIP 33023
011D10656696

7019 2280 0002 0486 151A

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and
 \$ 8.47

Sent To
 Lakeshore Mobile Home Park, LLC
 NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942 4965
 2701 S Park Rd
 Pembroke Park, FL 33009

City, State, ZIP+4®
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
 Here
 MAY 28 2021
 WEST PALM BEACH FL 33411

7019 2280 0002 0486 1525

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and
 \$ 8.47

Sent To
 Riverstone Communities, LLC
 NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942, 4965
 6400 Telegraph Road, Suite 2000
 Bloomfield Township, MI 48301

City, State, ZIP+4®
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
 Here
 MAY 28 2021
 WEST PALM BEACH FL 33411

7019 2280 0002 0486 1457

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

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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
 Francois Prudhomme
 NOH #4942
 119 Lori Lane
 Pembroke Park, FL 33009

City, State, ZIP+4®
 PS Form 3800, April 2015 PSN 7530-02-000-9047

Postmark
 Here
 MAY 28 2021
 WEST PALM BEACH FL 33411

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: Francois Prudhome NOH #4942 119 Lo... Pembroke Park, FL 33009		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from previous label) 7019 2280 0002 0486 1457		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <u>YIC R47119</u> ☐ Agent ☐ Addressee	
Lakeshore Mobile Home Park LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 2701 S Park Rd Pembroke Park, FL 33009		B. Received by (Printed Name) <u>Lakeshore mobile</u> C. Date of Delivery <u>6-1-2011</u>	
2. Article Number (Transfer from service label) <u>7019 2280 0002 0486 1518</u>		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 5384 9189 1571 87		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 ☒ 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 THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <u>af</u> ☐ Agent ☐ Addressee	
Riverstone Communities, LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301		B. Received by (Printed Name) <u>C-19</u> C. Date of Delivery <u>6/1/11</u>	
2. Article Number (Transfer from service label) <u>7019 2280 0002 0486 1525</u>		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 5384 9189 1571 94		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 ☒ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

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

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

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

Property Assessment Values

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

2021* Exemptions and Taxable Values by Taxing Authority

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

Sales History

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

Land Calculations

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

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

[illegible]

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

TOWN OF PEMBROKE PARK, FLORIDA

)

Petitioner

)

vs.

)

)

FRANCOIS PRUDHOME

Respondent

CASE NO. 4942

AFFIDAVIT OF SERVICE

TO BE SERVED: FRANCOIS PRUDHOME

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 119 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FRANCOIS PRUDHOME AT 1:10 P.M. ON THE 3 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

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



AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of June 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Francois Prudhome
119 Lori Lane
Pembroke Park, FL 33009

Case #:

4942

Property Owner:

Francois Prudhome
119 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

51422900030

Legal Description:

26-51-42 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 #Francois Prudhome-119 Lori Lane

06/03/2021 01:10

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/18/2020 the
following violation(s) of the Town of Pembroke Park Ordinance:



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Francois Prudhome

119 Lori Lane
Pembroke Park, FL 33009

Case #:

4942

Property Owner:

Francois Prudhome

119 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Francois Prudhome-119 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2020 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
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

All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture.

(Ord. No. 12-06-01, § 2, 6-13-12)

Addition(s), vinyl siding, windows, doors, fence, canopy, wooden deck, shed, work station, awnings, a/c mini split, and security cameras done without permits. Prohibited out door storage (construction materials & tools).

Owner must obtain and complete all permits from the Building Dept. Owner must remove all prohibited outdoor storage.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer

A handwritten signature in black ink, appearing to read 'J. Ramirez', written over a horizontal line.

5/27/2021



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

10/20/20
No Permit

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: Francois Prudhome
119 Lori Lane
Pembroke Park, FL 33009

Case #: 4942

Date: 02/19/2020

Property Owner: Francois Prudhome
119 Lori Lane
Pembroke Park, FL 33009

Property Description: 514229000030

Certified Mail #:

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

AKA: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #Francois Prudhome-119 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2020 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
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. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30
-----------------------	-----------------------------------	--	----

Notes/Mean of Correction:

Addition(s), vinyl siding, windows, doors, fence, canopy, wooden deck, shed, work station, awnings, a/c mini split, and security cameras done without permits. Prohibited out door storage (construction materials & tools).

Owner must obtain and complete all permits from the Building Dept. Owner must remove all prohibited outdoor storage.

Double permit fee has been assessed.

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

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


Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

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

Name Francois Prudhome
Site Address 119 Lori Lane
Permit # _____

Date 2/19/20
Case # 4942
Sub/Park Lakeshore M.H.P

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____ 12-48

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation(s)

Additions, vinyl siding, windows, doors, fence, canopy, wooden deck, shed, work station, awnings a/c mini split, cameras done with out permits. Prohibited out door storage (construction materials) & Tools

Corrective Action(s)

Owner must obtain and complete all permits at Building Dept. Remove all prohibited out door storage

☒ Structural

☒ Code Enf.

☐ Plumbing

☐ Zoning

☒ Mechanical

☐ Business Tax Receipt

☒ Electrical

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

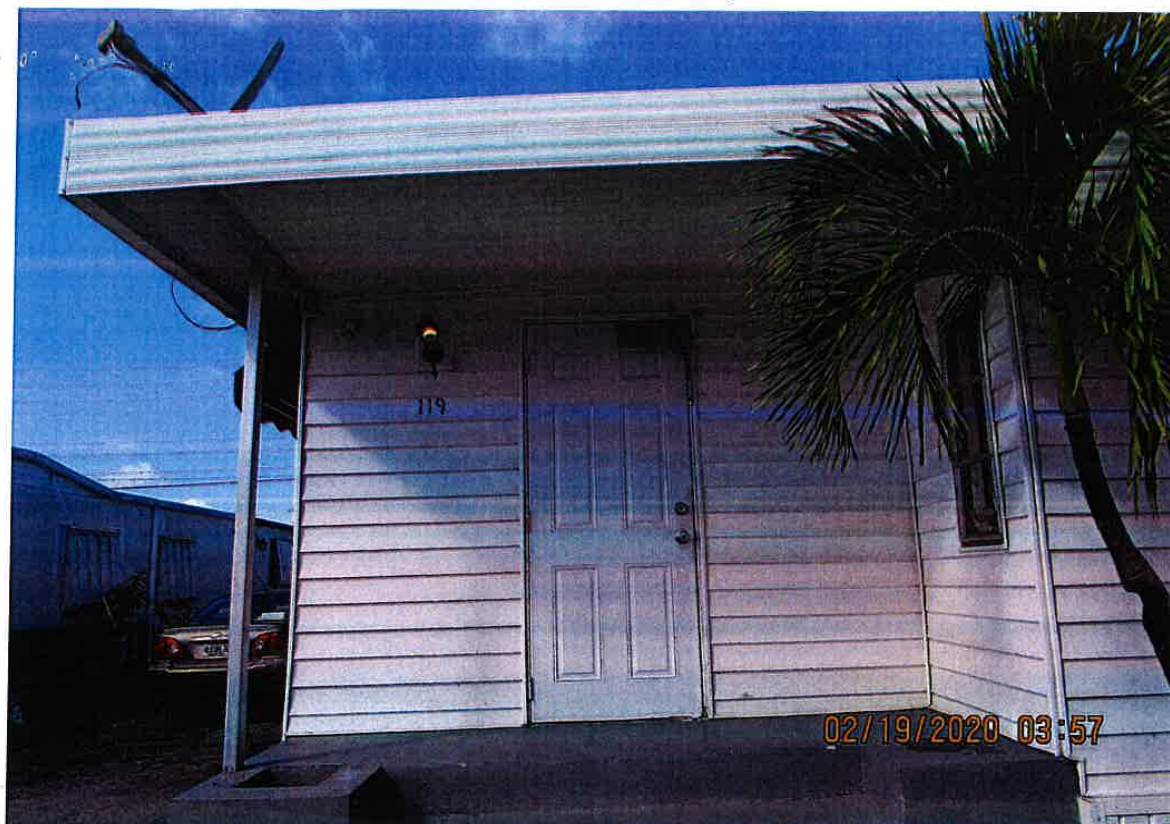
Joseline Ramirez
Code Enforcement Officer

Posted on door
Received by

White: Original Copy

Yellow: Officer's Copy

Pink: Violator



Town of Palm Beach Park Violation Notice
 3160 NW 32 Avenue Pombeke Park, FL 33023
 Office Phone: 954-460-4100

Name Francoise Prudhomme Date 2/12/20

Site Address 119 Lee Lane Case # _____
 Permit # _____ Sub-Part Landscape Mgt P

☒ STOP ALL WORK ☐ No Building Permit ☐ Violation of Florida Building Code # _____ ☒ Violation of Town Ordinance # <u>5-165</u> ☒ NFPA # <u>12-48</u>	☐ Approved Plan Not Being Followed ☐ Permit Not on Job ☐ Approved plan not on job ☐ Re-inspection Fee ☐ Repeat Violation (Double fine)
--	---

Violation(s)
No cover, unsafe day handout, dangerous
campy wood deck, shed work station, awnings
s/c mulch pile, debris - clean up & remove
 Corrective Actions:
I will have things removed or materials
cover more mulch and replace all permits
+ Building Dept. Remove all prohibited and
deck materials.

☒ Structural	☐ Plumbing	☐ Mechanical	☐ Electrical
☒ Code Book	☐ Fencing	☐ Business Tax Receipt	☐ Other _____

☒ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Date): 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 stated violation date will require proceedings through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pombeke Park Code Ordinances.

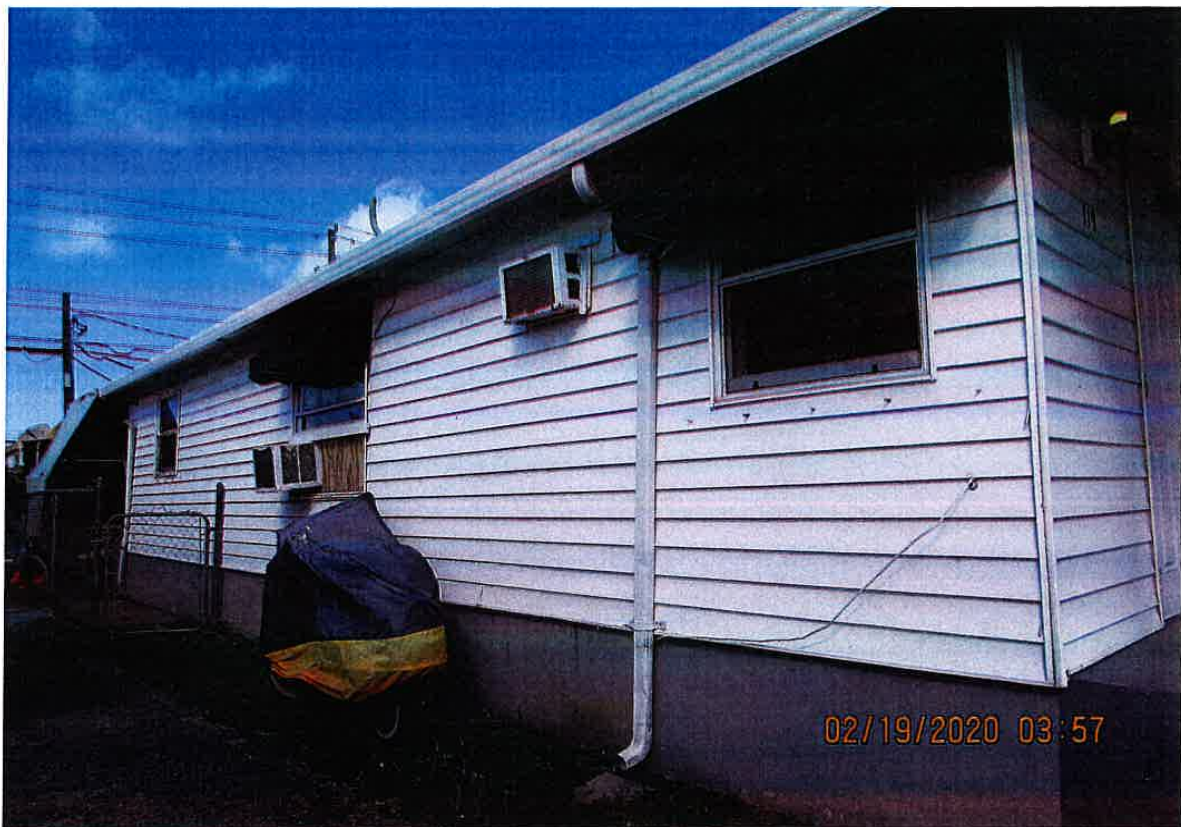
Any questions concerning this matter, the method or extension, or for re-inspection please contact the following departments at (954) 460-4100:

- ☐ Code Enforcement Ext. 215
- ☐ Planning Dept. Ext. 211/217
- ☐ Public Works Ext. 219
- ☐ Business Tax Receipt Ext. 214

Francoise Prudhomme
Code Enforcement Officer

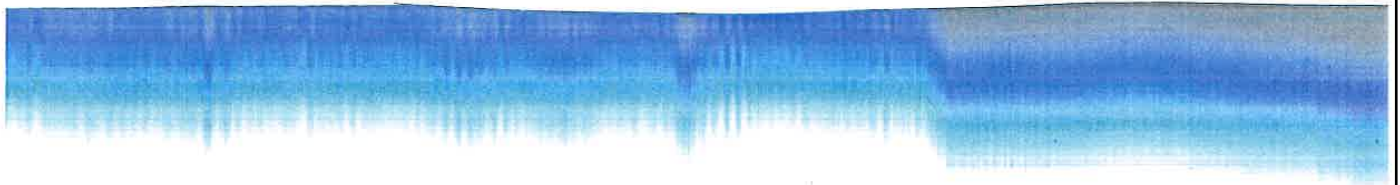
Bartelme Jour
Approved By

02/19/2020 04:06







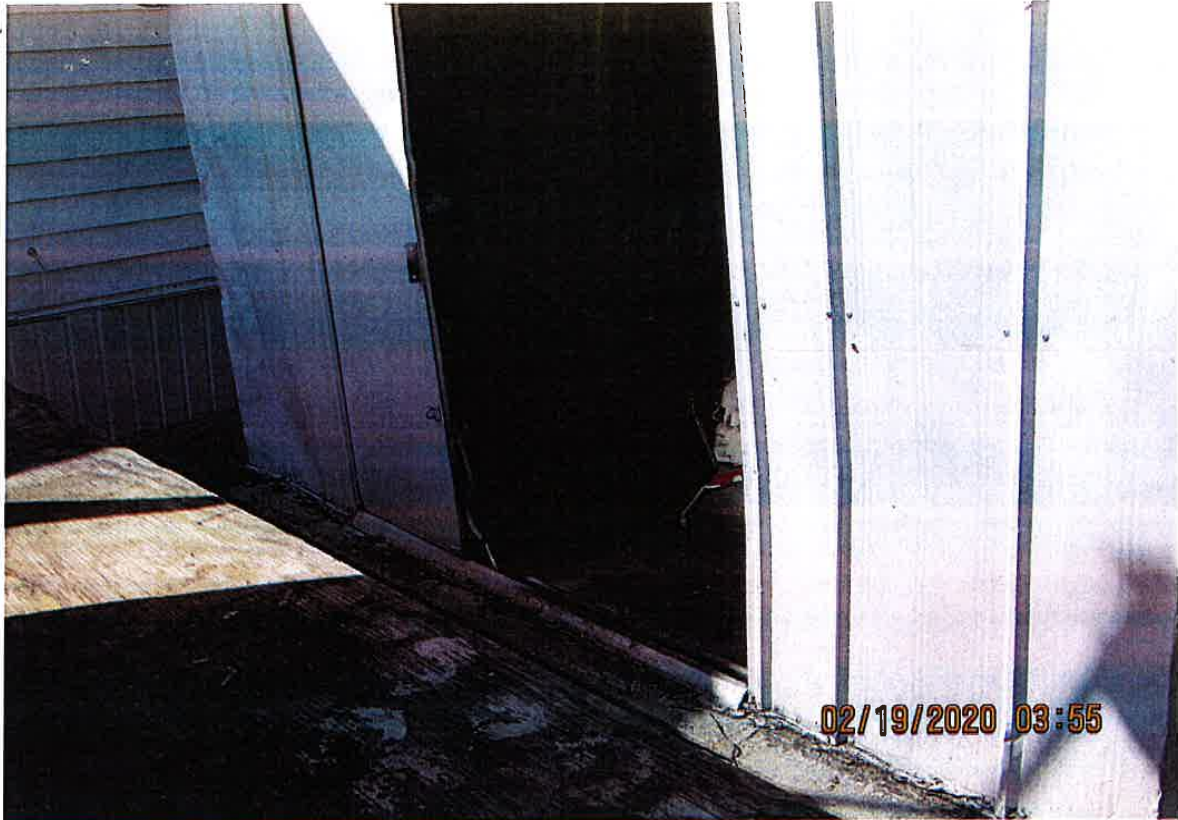






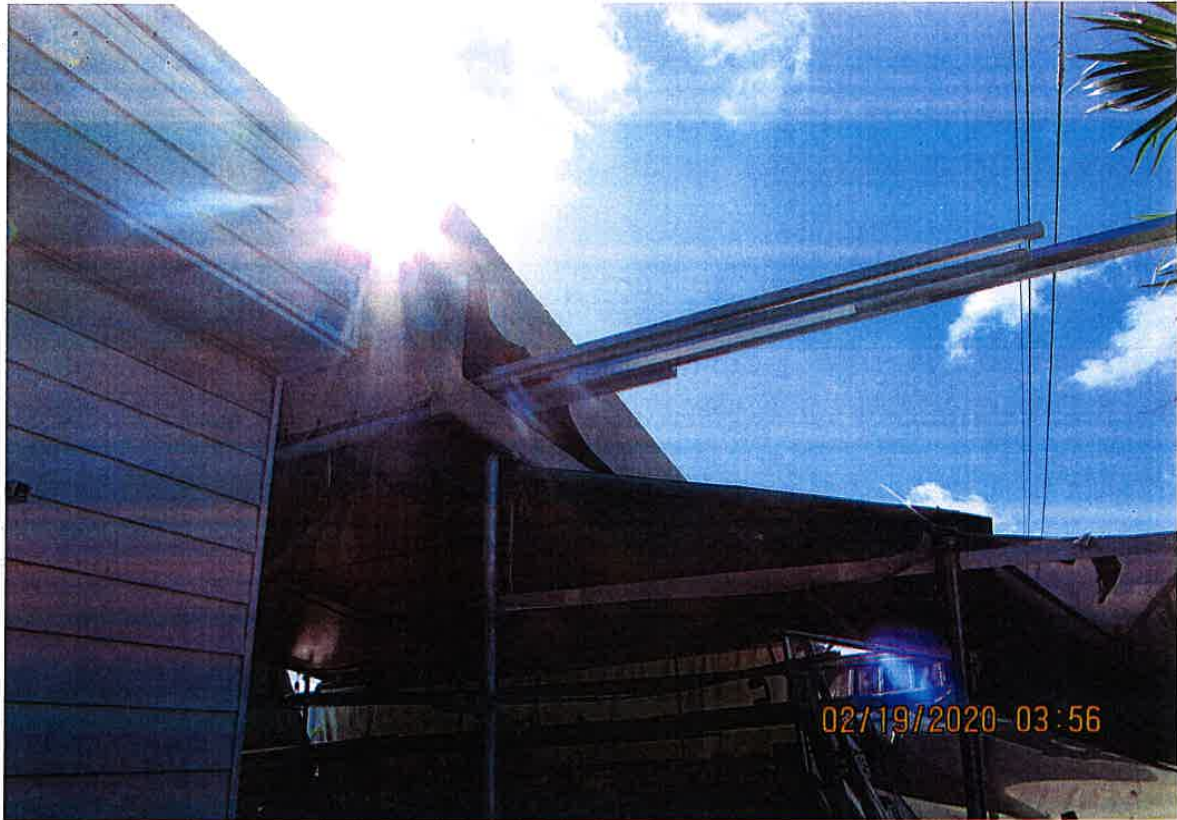


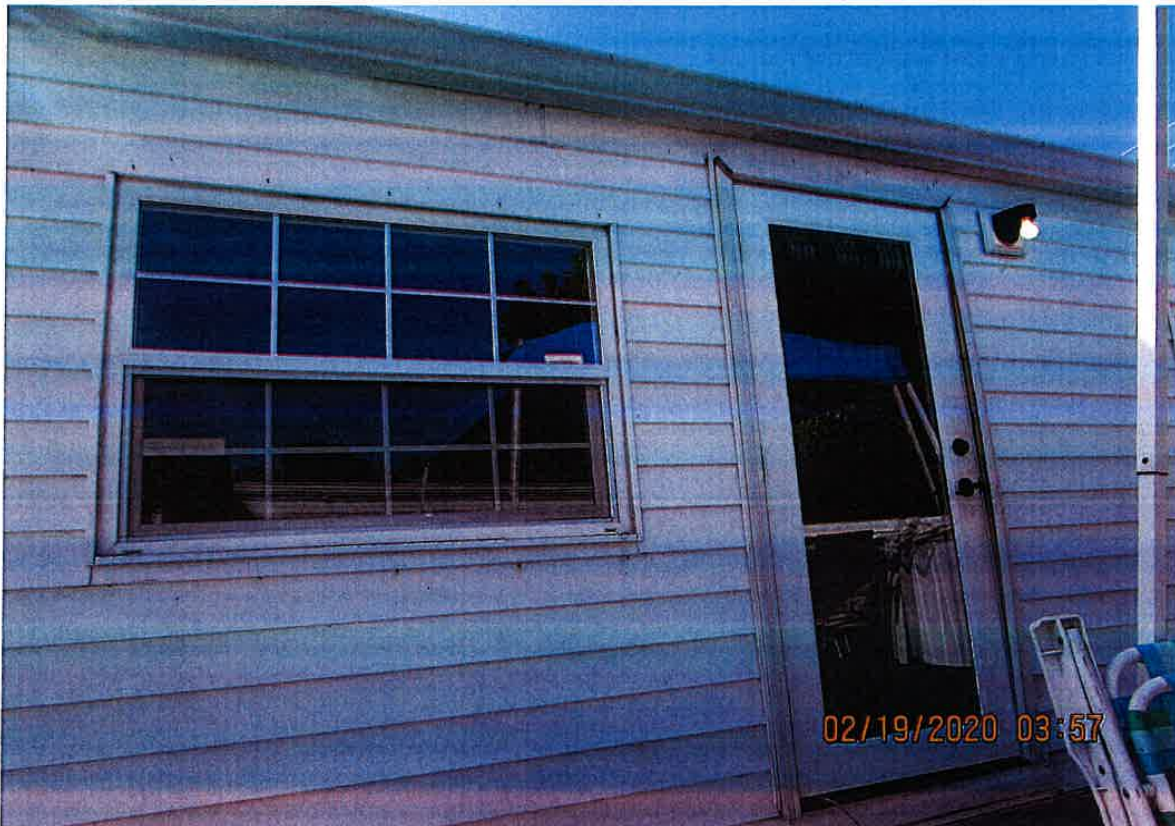


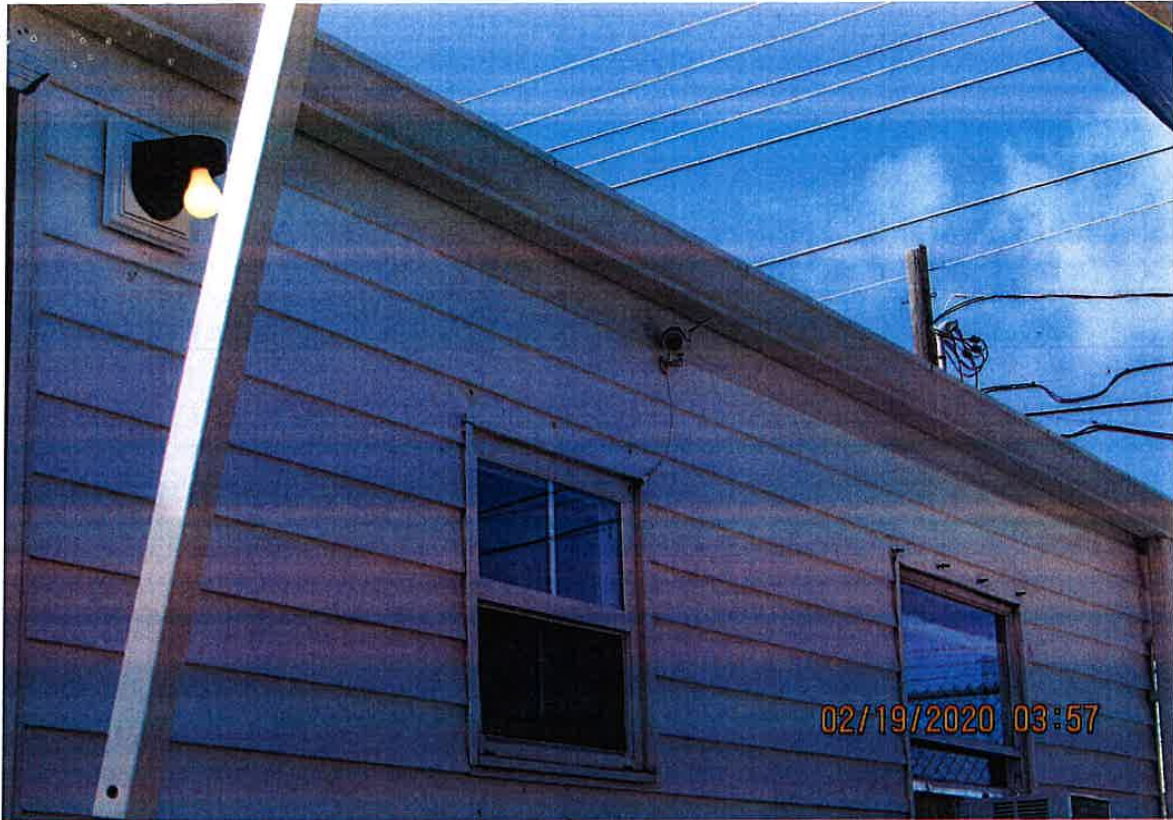












date; 04/01/20

Francois Prudhomme
119 lori lane
pembroke park

to; Town of pembroke park
code enforcement

subject ; notice of violation
case # 4942

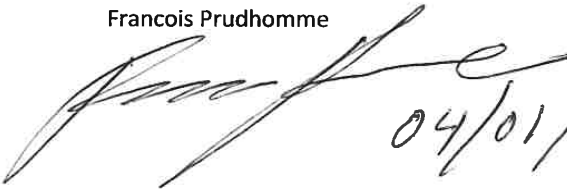
The present is to advise you , i can't do nothing to pull a permit to make that works

Because at the covi 19 i have to go back to canada

Be sure i will take care of that as soon as we can

thank you

Francois Prudhomme



04/01/2020









Case Overview

Property/Incident Information

Owner	Address	Site Address
Evandro Jimenez	127 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Evandro Jimenez-127 Lori Lane

Legal Description

Case Status Open **Case #** 4965 **Date Next Inspection** 6/16/2021

Notes Multiple additions, multiple wooden deck, ventilation system, trellis on to of fence, fence, doors, windows, re-roof, roof over patio, vinyl siding, electrical and plumbing done without permits. Owner must go to the Building Dept. and obtain/complete all permits for all work done. House number must visible.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/19/2020		Notice of Violation	Hand Regular Mail
5/28/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021

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

NOV CASE #4965

EVANDRO SIMENEZ
127 LOZI LANE
PEMBROKE PARK FL
33009

FIRST-CLASS MAIL

Hasler

03/07/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

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

NOV CASE #4965

LAKE SHORE NOBILIE
HOME PARK LLC
2701 SPARK RD
PEMBROKE PARK, FL. 33009

FIRST-CLASS MAIL

Hasler

03/07/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

7019 2280 0002 0486 1518

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$ 8.47
Sent To	
Street and Apt. No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Lakeshore Mobile Home Park LLC
 NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942 4965
 2701 S Park Rd
 Pembroke Park, FL 33009

7019 2280 0002 0486 1525

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
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Postage	\$
Total Postage and	\$ 8.47
Sent To	
Street and Apt. No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Riverstone Communities, LLC
 NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942, 4965
 6400 Telegraph Road, Suite 2000
 Bloomfield Township, MI 48301

7019 2280 0002 0486 1426

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (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 PSN 7530-02-000-9047 See Reverse for Instructions	

Evandro Jimenez
 NOH #4965
 127 Lori Lane
 Pembroke Park, FL 33009

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee																	
1. Article Addressed to: Evandro Jimenez NOH #4965 127 Lori Lane Pembroke Park, FL 33009 9590 9402 5384 9189 1570 95 2. Article Number (Transfer from service label) 7019 2280 0002 0486 1426	B. Received by (Printed Name)	C. Date of Delivery																
	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No																	
3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☒ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery</td> <td></td> </tr> </table>			☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☒ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	☐ Insured Mail		☐ Insured Mail Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®																	
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																	
☐ Certified Mail®	☐ Registered Mail Restricted Delivery																	
☐ Certified Mail Restricted Delivery	☒ Return Receipt for Merchandise																	
☐ Collect on Delivery	☐ Signature Confirmation™																	
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery																	
☐ Insured Mail																		
☐ Insured Mail Restricted Delivery																		
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt																		

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature Xyl R47C19 ☐ Agent ☐ Addressee	
Lakeshore Mobile Home Park LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 2701 S Park Rd Pembroke Park, FL 33009		B. Received by (Printed Name) Lakeshore mobile 6-1-2011 C. Date of Delivery 6-1-2011	
2. Article Number (Transfer from service label) 7019 2280 0002 0486 1518		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
Barcode: 9590 9402 5384 9189 1571 87		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X af ☐ Agent ☐ Addressee	
Riverstone Communities, LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301		B. Received by (Printed Name) C-19 C. Date of Delivery 6-1-11	
2. Article Number (Transfer from service label) 7019 2280 0002 0486 1525		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
Barcode: 9590 9402 5384 9189 1571 94		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <u>YIC R47019</u> ☐ Agent ☐ Addressee	
Lakeshore Mobile Home Park LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 2701 S Park Rd Pembroke Park, FL 33009		B. Received by (Printed Name) <u>LakeShore mobile</u> C. Date of Delivery <u>6-1-2021</u>	
2. Article Number (Transfer from service label) <u>7019 2280 0002 0486 1518</u>		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <u>af</u> ☐ Agent ☐ Addressee	
Riverstone Communities, LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301		B. Received by (Printed Name) <u>af</u> C. Date of Delivery <u>6/1/21</u>	
2. Article Number (Transfer from service label) <u>7019 2280 0002 0486 1525</u>		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

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

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

* 2021 values are considered "working values" and are subject to change.					
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$2,499,060	\$217,900	\$2,716,960	\$2,389,450	
2020	\$2,321,230	\$217,900	\$2,539,130	\$2,172,230	\$49,267.39
2019	\$1,876,680	\$217,900	\$2,094,580	\$1,974,760	\$43,924.42
2021* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$2,716,960	\$2,716,960	\$2,716,960	\$2,716,960	
Portability	0	0	0	0	
Assessed/SOH	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
7/2/2002	SW*	\$220,000	33474 / 1458	\$7.00	355,645
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400
8/20/1997	WD*	\$3,262,200	26945 / 137		
2/22/1989	CP*	\$100	16299 / 977		
				Adj. Bldg. S.F. (Card, Sketch)	
				550	
				Eff./Act. Year Built: 1973/1972	

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/28/2021

Sent To:

Evandro Jimenez
127 Lori Lane
Pembroke Park, FL 33009

Case #:

4965

Property Owner:

Evandro Jimenez
127 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Evandro Jimenez-127 Lori Lane

06/03/2021 01:17

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2020 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Date to Comply with:



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/28/2021

Sent To:

Evandro Jimenez

127 Lori Lane
Pembroke Park, FL 33009

Case #:

4965

Property Owner:

Evandro Jimenez

127 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Evandro Jimenez-127 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2020 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

Multiple additions, multiple wooden deck, ventilation system, trellis on to of fence, fence, doors, windows, re-roof, roof over patio, vinyl siding, electrical and plumbing done without permits. Owner must go to the Building Dept. and obtain/complete all permits for all work done. House number must visible.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


5/28/2021



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

10/20/20
No Permit

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: Evandro Jimenez
127 Lori Lane
Pembroke Park, FL 33009

Case #: 4965

Date: 02/19/2020

Property Owner: Evandro Jimenez
127 Lori Lane
Pembroke Park, FL 33009

Property Description: 514229000030

Certified Mail #:

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

AKA: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #Evandro Jimenez-127 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

Multiple additions, multiple wooden deck, ventilation system, trellis on to of fence, fence, doors, windows, re-roof, roof over patio, vinyl siding, electrical and plumbing done without permits. Owner must go to the Building Dept. and obtain/complete all permits for all work done. House number must visible.

Double permit fee has been assessed.

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

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


Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Evandro Jimenez
Site Address 127 Lori Lane
Permit # _____

Date 2/19/20
Case # 4965
Sub/Park Lake Shore N.H.P

☐ *STOP ALL WORK

☐ Approved Plan Not Being Followed

☒ No Building Permit

☐ Permit Not on Job

☐ Violation of Florida Building Code # _____

☐ Approved plan not on Job

☒ Violation of Town Ordinance # 5-105

☐ Re-Inspection Fee

☐ NFPA # _____

☐ Repeat Violation (Double fine)

Violation (s)

Multiple additions, multiple wooden deck, ventilation
trillis on top of fence, fence, doors, windows
re-roof, roof over patio, vinyl siding, electrical done
without permits.

Corrective Action(s)

Owner must go to the Building Dept and
obtain/complete permits

☒ Structural

☒ Plumbing

☐ Mechanical

☒ Electrical

☒ Code Enf.

☒ Zoning

☐ Business Tax Receipt

☐ 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

☒ Building Dept. Ext. 211/227

☐ Business Tax Receipt Ext. 214

☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

[Signature]
Received by

Received by wife

White: Original Copy

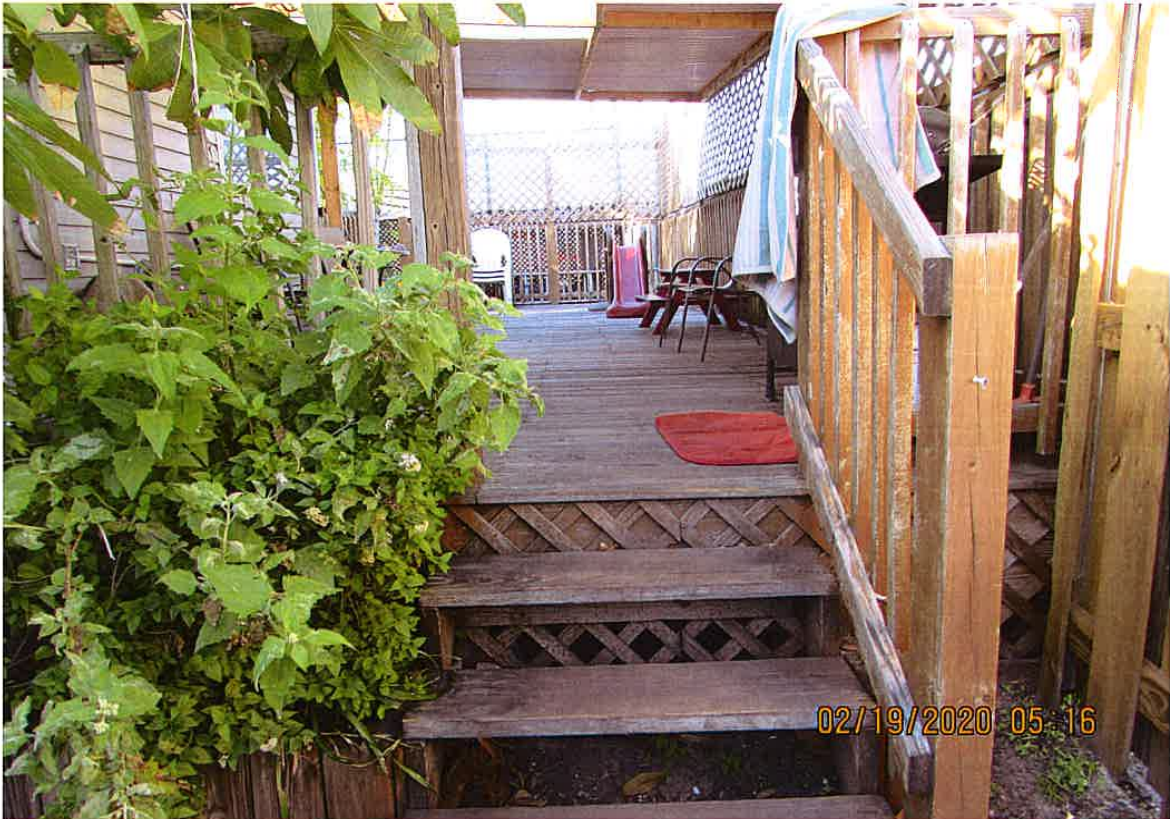
Yellow: Officer's Copy

Pink: Violator













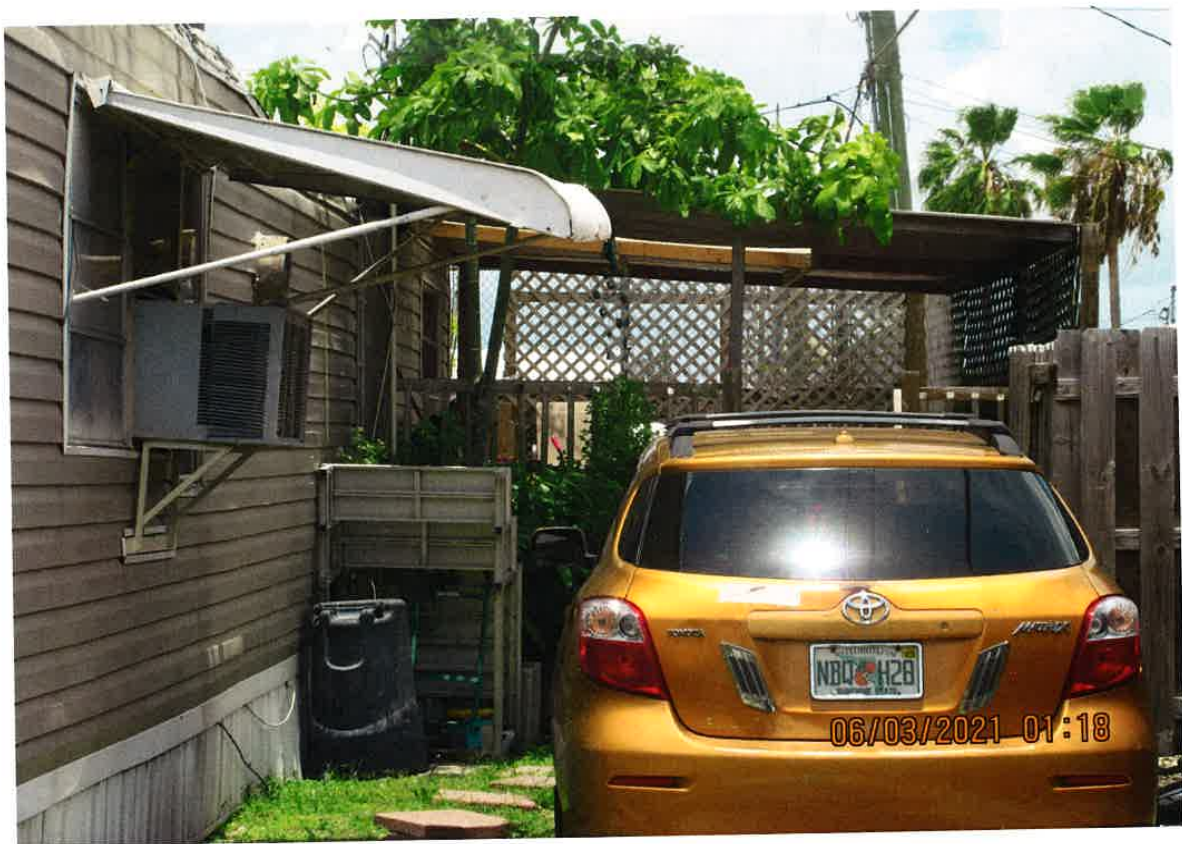




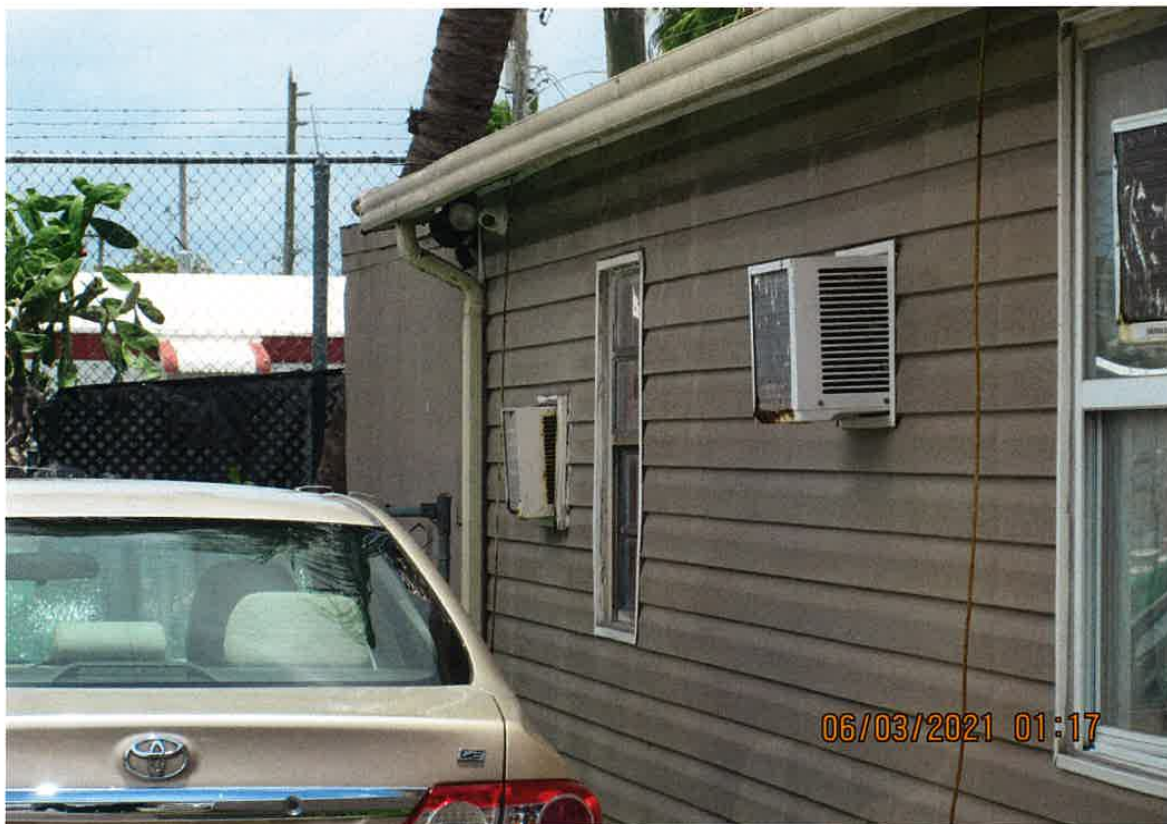












Case Overview

Property/Incident Information

Owner	Address	Site Address
PIERRE-LOUIS,ALEX	20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180	5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 5020 **Date Next Inspection** 6/16/2021

Notes Property has new wooden fence installed with no permits. There is also a new boat on premise. Owner must obtain/complete permits for wooden fence and any other repairs or installation. Boat must display current tag and be tie down during a storm.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/19/2020		Notice of Violation	Hand Regular Mail
5/27/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/16/2021

Case Overview

ZONING	Sec. 28-313. - Parking or storage of watercraft, watercraft trailers, and golf carts.	Watercraft (all types of boats), watercraft trailers and golf carts may be parked or stored in residential areas of the Town provided they comply with the requirements of this Section. (a) All watercraft, watercraft trailers and golf carts must be parked or stored without encroaching upon adjacent property. (b) All watercraft, watercraft trailers and golf carts must display a current state issued license plate or registration, as applicable. (c) All watercraft, watercraft trailers and golf carts shall be maintained in good operating condition and appearance with no flat tires on trailers or tattering or discoloration of covers. (d) All watercraft, watercraft trailers and golf carts located within the Town must be securely tied down in a manner satisfactory to the Town Building Official within 48 hours of the National Hurricane Service issuing a tropical storm watch, tropical storm warning, hurricane watch or hurricane warning for South Florida. (e) Reserved. (f) The ow...	Not in Compliance - Reinspection Date: 6/16/2021
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TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

03/26/2020

US POSTAGE \$000.50



ZIP 33023
011D10656696

Sent To:

PIERRE-LOUIS, ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Case #:

5020

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

Hasler

03/26/2020

US POSTAGE \$000.50



ZIP 33023
011D10656696

NOV # 5020

Current Resident
5500 SW 32 ST, Unit 1
Pembroke Park, FL 33023

7019 2280 0002 0486 1648

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

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (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: Alex Pierre-Louis
NOH # 5020
20533 Biscayne Blvd, Ste 4-523
Aventura, FL 33180

City, State, ZIP+4: Aventura, FL 33180

PS Form 3800, April 2010 PSN 7530-02-000-9053



7019 2280 0002 0486 1501

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

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (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: Alex Pierre-Louis
NOH#5020
5500 SW 32 Street#1-2
Pembroke Park, FL 33023

City, State, ZIP+4: Pembroke Park, FL 33023

PS Form 3800, April 2010 PSN 7530-02-000-9053



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>Kenny</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Kenny</i> C. Date of Delivery <i>6/1/21</i> D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: <i>COVID-19</i>
1 Article Addressed to: Alex Pierre-Louis NOH # 5020 20533 Biscayne Blvd, Ste 4-523 Aventura, FL 33180 9590 9402 5384 9189 1572 24	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Delivery Restricted Delivery ☐ 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
7019 2280 0002 0486 1648 PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5500 SW 32 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0040
Property Owner	PIERRE-LOUIS, ALEX	Millage	0613
Mailing Address	20533 BISCAYNE BLVD STE 4-523 AVENTURA FL 33180	Use	08
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 4 BLK 1		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$11,730	\$192,090	\$203,820	\$175,760	
2020	\$11,730	\$162,360	\$174,090	\$159,790	\$3,541.58
2019	\$11,730	\$139,760	\$151,490	\$145,270	\$3,213.74

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$203,820	\$203,820	\$203,820	\$203,820
Portability	0	0	0	0
Assessed/SOH	\$175,760	\$203,820	\$175,760	\$175,760
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	\$175,760	\$203,820	\$175,760	\$175,760

Sales History

Date	Type	Price	Book/Page or CIN
5/20/2015	WD-Q	\$146,800	113002879
9/14/2009	SWD-Q	\$70,000	46578 / 1578
6/15/2009	CET-T	\$100	46324 / 1875
2/2/2005	QCD	\$60,500	39140 / 1075
9/18/1998	WD	\$74,000	28908 / 1157

Land Calculations

Price	Factor	Type
\$2.00	5,867	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units/Beds/Baths		2/4/2
Eff./Act. Year Built: 1962/1961		

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.)
ALEX PIERRE-LOUIS)
Respondent)

CASE NO. 5020

AFFIDAVIT OF SERVICE

TO BE SERVED: ALEX PIERRE-LOUIS
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5500 SW 32 ST #1-2, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ALEX PIERRE-LOUIS AT 12:49 P.M. ON THE 2 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of June 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date: 05/27/2021

Sent To: PIERRE-LOUIS, ALEX
20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Case #: 5020

Property Owner: PIERRE-LOUIS, ALEX
20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Certified Mail #:

Property Description: 514230120040

Legal Description: LEE-MILL SUB 50-25 B LOT 4 BLK 1

AKA: 5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property:

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. An	30

06/02/2021 12:49





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

PIERRE-LOUIS,ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Case #:

5020

Property Owner:

PIERRE-LOUIS,ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Certified Mail #:

Property Description:

514230120040

Legal Description:

LEE-MILL SUB 50-25 B LOT 4 BLK 1

AKA:

5500 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

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ZONING	Sec. 28-313. - Parking or storage of watercraft, watercraft trailers, and golf carts.	Watercraft (all types of boats), watercraft trailers and golf carts may be parked or stored in residential areas of the Town provided they comply with the requirements of this Section. (a) All watercraft, watercraft trailers and golf carts must be parked or stored without encroaching upon adjacent property. (b) All watercraft, watercraft trailers and golf carts must display a current state issued license plate or registration, as applicable. (c) All watercraft, watercraft trailers and golf carts shall be maintained in good operating condition and appearance with no flat tires on trailers or tattering or discoloration of covers. (d) All watercraft, watercraft trailers and golf carts located within the Town must be securely tied down in a manner satisfactory to the Town Building Official within 48 hours of the National Hurricane Service issuing a tropical storm watch, tropical storm warning, hurricane watch or hurricane warning for South Florida. (e) Reserved. (f) The ow...	30

Property has new wooden fence installed with no permits. There is also a new boat on premise. Owner must obtain/complete permits for wooden fence and any other repairs or installation. Boat must display current tag and be tie down during a storm.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer



5/27/2021

COVID-19



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PIERRE-LOUIS,ALEX
Case #: 5020
Date: 03/19/2020
20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Property Owner: PIERRE-LOUIS,ALEX
Property Description: 514230120040
Certified Mail #:
20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Legal Description: LEE-MILL SUB 50-25 B LOT 4 BLK 1
AKA: 5500 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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BUILDING AND BUILDING
REGULATIONS

Sec. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(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.

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ZONING

Sec. 28-313. - Parking or
storage of watercraft,
watercraft trailers, and
golf carts.

Cross reference— Code enforcement, Ch. 7.

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(e) Reserved.
(f) The ow...

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Notes/Mean of Correction:

Property has new wooden fence installed with no permits. There is also a new boat on premise. Owner must obtain/complete permits for wooden fence and any other repairs or installation. Boat must display current tag and be tie down during a storm.

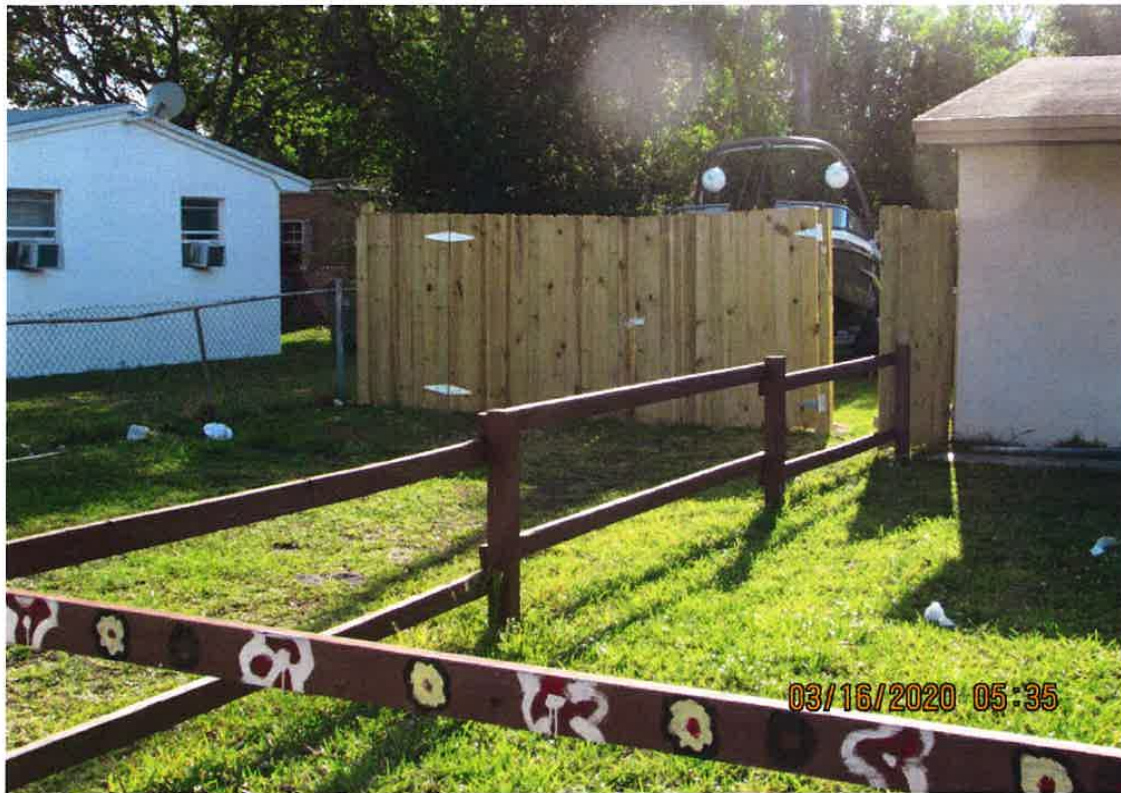
Double permit fee has been assessed.

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

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


Joseline Ramirez
Code Enforcement Officer

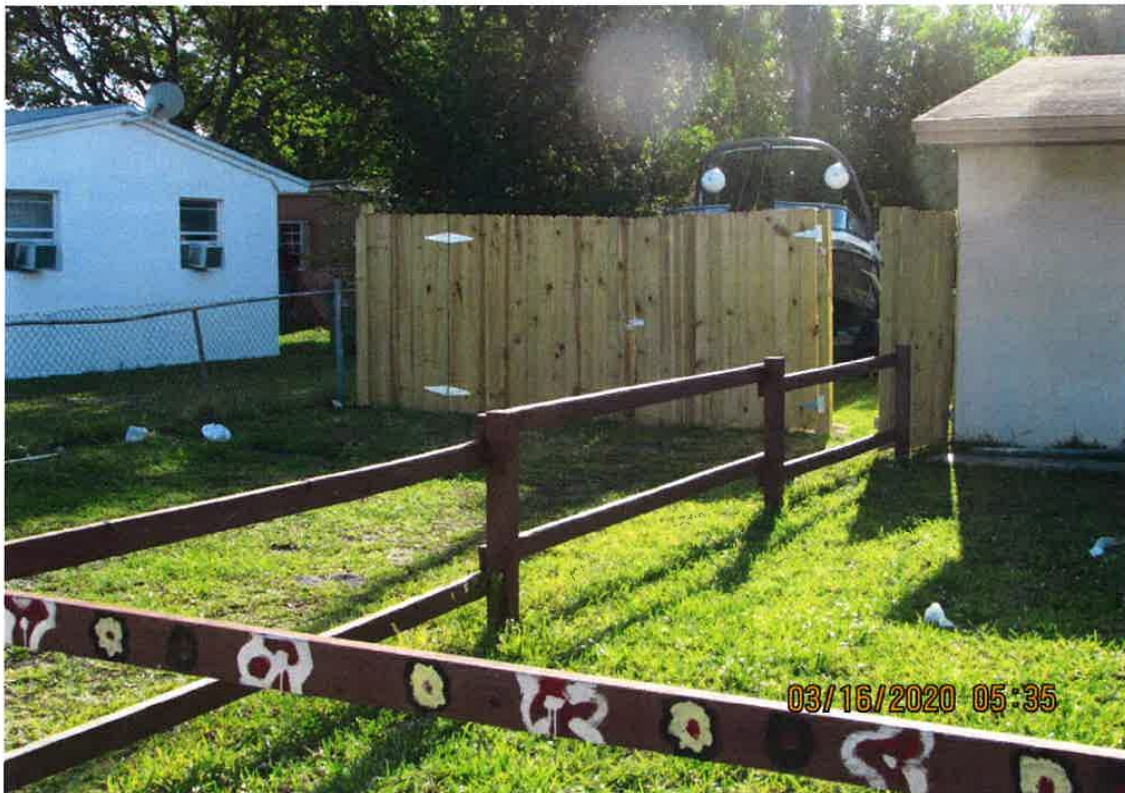






















Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN LLC/RS Trading Company	2673 S PARK LANE PEMBROKE PARK, FL 33009	2633 S PARK LN, PEMBROKE PARK, FL 33009 #Wholesalers 2681 S Park Lane

Legal Description

Case Status Open **Case #** 4934 **Date Next Inspection** 6/9/2020

Notes Prohibited portable storage containers. Installed security cameras with no permits. Business owner has no Business Tax Receipt on file. Owner must obtain a Business Tax Receipt at Town Hall.

Business owner must stop all operations until Business Tax receipt is issued. Property owner must remove all prohibited portable containers and obtain/complete security camera permits from the Building Dept.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/3/2020		Courtesy Notice	Regular Mail
2/20/2020		Notice of Violation	Regular Mail
3/6/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail
4/27/2021	4/13/2021	Final Order	Certified Mail
5/31/2021	6/16/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 6/9/2020

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: 6/9/2020
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: 6/9/2020
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 6/9/2020
ZONING	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does not adversely impact the surrounding businesses or area.	7/21/2020
ZONING	Sec. 28-346 (c)(2) - Portable storage units	(c) Nonresidential districts. (2) Size. The maximum size of a portable storage unit is eight (8) feet in width, sixteen (16) feet in length and nine (9) feet in height. The chief building official may allow a larger size in industrial areas if it does not adversely impact the surrounding area.	7/21/2020
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	7/21/2020
ZONING	Sec. 28-346 (c)(4) - Portable storage units	(c) Nonresidential districts. (4) Location. Portable storage units shall generally be placed only in the rear or side portions of a site in nonresidential districts. The temporary placement of a portable storage unit in a designated loading area is permissible. Under no circumstances shall a portable storage unit be placed in an area fronting a major road or in front parking lot of a commercial establishment. The placement of portable storage units in fire lanes, passenger loading zones, or public rights-of-way is strictly prohibited.	7/21/2020
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	7/21/2020

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN LLC/RS Trading Company	2673 S PARK LANE PEMBROKE PARK, FL 33009	2633 S PARK LN, PEMBROKE PARK, FL 33009 #2673 S Park Lane

Legal Description

Case Status Open **Case #** 4935 **Date Next Inspection** 6/11/2021

Notes Prohibited portable storage containers. Installed security cameras with no permits. Business owner has no Business Tax Receipt on file. Owner must obtain a Business Tax Receipt at Town Hall.

Business owner must stop all operations until Business Tax receipt is issued. Property owner must remove all prohibited portable containers and obtain/complete security camera permits from the Building Dept.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/20/2020		Notice of Violation	Regular Mail
3/6/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/10/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail
4/27/2021	4/13/2021	Final Order	Certified Mail
5/31/2021	6/16/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 6/11/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/11/2021
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: 6/11/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 6/11/2021
ZONING	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does not adversely impact the surrounding businesses or area.	7/21/2020
ZONING	Sec. 28-346 (c)(2) - Portable storage units	(c) Nonresidential districts. (2) Size. The maximum size of a portable storage unit is eight (8) feet in width, sixteen (16) feet in length and nine (9) feet in height. The chief building official may allow a larger size in industrial areas if it does not adversely impact the surrounding area.	7/21/2020
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	7/21/2020
ZONING	Sec. 28-346 (c)(4) - Portable storage units	(c) Nonresidential districts. (4) Location. Portable storage units shall generally be placed only in the rear or side portions of a site in nonresidential districts. The temporary placement of a portable storage unit in a designated loading area is permissible. Under no circumstances shall a portable storage unit be placed in an area fronting a major road or in front parking lot of a commercial establishment. The placement of portable storage units in fire lanes, passenger loading zones, or public rights-of-way is strictly prohibited.	7/21/2020
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	7/21/2020

7021 0350 0001 0298 0266

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

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (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. N°
 City, State, ZIP+4

Pembroke Crown LLC/RS Trading CO
 HET #4934 & 4935
 2673 S Park Lane
 Pembroke Park, FL 33009

Postmark Here
 JUN - 1 2021

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

SENDER: COMPLETE THIS SECTION

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

Pembroke Crown LLC/ RS Trading CO
 HET #4934 & 4935
 2673 S Park Lane
 Pembroke Park, FL 33009

9590 9402 6610 1028 6950 33

2. Article Number (PSN)
 7021 0350 0001 0298 0266

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X _____ ☐ Agent ☐ Addressee

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

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

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☒ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Certified Mail Restricted Delivery (over \$500)	☐ 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

Pembroke Crown LLC/R.S Trading, CO.
 FO #4934 #4935
 2673-2681 S Park Lane,
 Pembroke Park, FL 33009

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

7021 0350 0001 0297 5897

APR 23 2021
 Postmark Here

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 Pembroke Crown LLC/R.S Trading, CO.
 FO #4934 #4935
 2673-2681 S Park Lane,
 Pembroke Park, FL 33009

2. Article Number (Transfer from service label)
 7021 0350 0001 0297 5897

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☒ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	
☐ Insured Mail	
☐ Insured Mail Restricted Delivery (over \$500)	

9590 9402 6610 1028 7099 45

Domestic Return Receipt



MARTY KIAR
BR **WARD**
COUNTY
PROPERTY APPRAISER

Site Address	2633-2681 S PARK LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0050
Property Owner	PEMBROKE CROWN LLC	Millage	0613
Mailing Address	2673 S PARK LANE PEMBROKE PARK FL 33009	Use	48
Abbr Legal Description	29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$202,570	\$1,267,400	\$1,469,970	\$1,310,250	
2020	\$202,570	\$988,570	\$1,191,140	\$1,191,140	\$25,706.93
2019	\$202,570	\$988,570	\$1,191,140	\$1,191,140	\$26,007.35

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,469,970	\$1,469,970	\$1,469,970	\$1,469,970
Portability	0	0	0	0
Assessed/SOH	\$1,310,250	\$1,469,970	\$1,310,250	\$1,310,250
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,310,250	\$1,469,970	\$1,310,250	\$1,310,250

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/12/2004	SWD	\$1,337,400	36741 / 1577	\$7.00	28,938	SF
10/1/1987	WD*	\$1,850,000	14853 / 92			
				Adj. Bldg. S.F. (Card, Sketch)		21000
				Eff./Act. Year Built: 1970/1969		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



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

Detail by Entity Name

Florida Profit Corporation
R.S. TRADING COMPANY

Filing Information

Document Number	P92000013097
FEI/EIN Number	65-0380231
Date Filed	12/21/1992
State	FL
Status	ACTIVE
Last Event	NAME CHANGE
AMENDMENT	
Event Date Filed	10/29/1993
Event Effective Date	NONE

Principal Address

2673 SO. PARK LANE
PEMBROKE PARK, FL 33009

Changed: 10/27/2000

Mailing Address

2673 SO. PARK LANE
PEMBROKE PARK, FL 33009

Changed: 10/27/2000

Registered Agent Name & Address

RAZ, ETAN
2673 SO. PARK LANE
PEMBROKE PARK, FL 33009

Name Changed: 05/06/1999

Address Changed: 05/06/1999

Officer/Director Detail

Name & Address

Title PVP

RAZ, ETAN
2673 SO. PARK LANE

6/1/2021

Detail by Entity Name

PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2019	02/12/2019
2020	03/17/2020
2021	01/11/2021

Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
02/12/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
02/26/2015 -- ANNUAL REPORT	View image in PDF format
01/14/2014 -- ANNUAL REPORT	View image in PDF format
01/29/2013 -- ANNUAL REPORT	View image in PDF format
02/09/2012 -- ANNUAL REPORT	View image in PDF format
01/20/2011 -- ANNUAL REPORT	View image in PDF format
04/22/2010 -- ANNUAL REPORT	View image in PDF format
04/23/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
05/03/2007 -- ANNUAL REPORT	View image in PDF format
02/20/2006 -- ANNUAL REPORT	View image in PDF format
01/14/2005 -- ANNUAL REPORT	View image in PDF format
04/21/2004 -- ANNUAL REPORT	View image in PDF format
02/12/2003 -- ANNUAL REPORT	View image in PDF format
03/25/2002 -- ANNUAL REPORT	View image in PDF format
05/04/2001 -- ANNUAL REPORT	View image in PDF format
10/27/2000 -- ANNUAL REPORT	View image in PDF format
05/06/1999 -- ANNUAL REPORT	View image in PDF format
03/25/1998 -- ANNUAL REPORT	View image in PDF format
04/10/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
04/24/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE CROWN LLC)

RS TRADING)

Respondent

CASE NO. 4934/4935

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN LLC/RS TRADING

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2633 - 2681 S PARK LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN LLC/RS TRADING AT 3:53 P.M.
ON THE 2 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

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

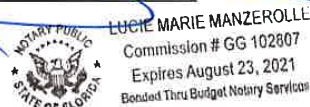

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 10 day of JUNE 2021, by Josefine Ramirez as Code Enforcement Officer for the
Town of Pembroke Park.

Signature

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


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

Prohibited portable storage containers. Installed security cameras with no permits. Business owner has no Business Tax Receipt on file. Owner must obtain a Business Tax Receipt at Town Hall.

Business owner must stop all operations until Business Tax receipt is issued. Property owner must remove all prohibited portable containers and obtain/complete security camera permits from the Building Dept.

Double permit fee has been assessed.

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

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

Petitioner,
vs.
**PEMBROKE CROWN
LLC/RS Trading Company**
2633 S PARK LN, PEMBROKE PARK, FL
33009 #2673 S Park Lane

NOTICE OF HEARING TO EXTEND TIME

Sent To: PEMBROKE CROWN LLC/RS Trading Company
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Case #: 4935

Date: 05/31/2021
06/02/2021 03:53

Property Owner: PEMBROKE CROWN LLC/RS Trading Company

Property Description:

Certified Mail #:

Prohibited portable storage containers. Installed security cameras with no permits. Business owner has no Business Tax Receipt on file. Owner must obtain a Business Tax Receipt at Town Hall.

Business owner must stop all operations until Business Tax receipt is issued. Property owner must remove all prohibited portable containers and obtain/complete security camera permits from the Building Dept.

Double permit fee has been assessed.

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

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

Petitioner,
vs.
**PEMBROKE CROWN
LLC/RS Trading Company**
2633 S PARK LN, PEMBROKE PARK, FL
33009 #Wholesalers 2681 S Park Lane

NOTICE OF HEARING TO EXTEND TIME

Sent To: PEMBROKE CROWN LLC/RS Trading Company
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Case #: 4934

Date: 05/31/2021

Property Owner: PEMBROKE CROWN LLC/RS Trading Company
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Property Description: 514229000050

Certified Mail #:

Legal Description: 25-41-42 DOMIN SE COR OF 1/12 OF NW1/4 OF NE1/4 OF SEC 29 N 25 TO POB N 224 64 W 125 84 S 224 48 E 125 81 TO POB & S 1 00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF SEC 28 L228 W 181 AKA LOTS 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 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Prohibited portable storage containers. Installed security cameras with no permits. Business owner has no Business Tax Receipt on file. Owner must obtain a Business Tax Receipt at Town Hall.

Business owner must stop all operations until Business Tax receipt is issued. Property owner must remove all prohibited portable containers and obtain/complete security camera permits from the Building Dept.

Double permit fee has been assessed.

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

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

Petitioner,

vs.

**PEMBROKE CROWN
LLC/RS Trading Company**

**2633 S PARK LN, PEMBROKE PARK, FL
33009 #Wholesalers 2681 S Park Lane**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

PEMBROKE CROWN LLC/RS
Trading Company

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Case #:

4934

Date:

05/31/2021

Property Owner:

PEMBROKE CROWN LLC/RS
Trading Company

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Property Description:

514229000050

Certified Mail #:

Legal Description:

29-51-42 COMM SE COR OF W1/2 OF
NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25
TO POB,N 224.54,W 128.84,S 224.48, E
128.93 TO POB & S 1.00 OF N 425 OF
W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC
29 LESS W 181 AKA: LOTS 21,22,23,24
LESS ROAD EASEMENT
PEMBROKE PARK INDUSTRIAL
CENTER (UNREC)

AKA:

2633 S PARK LN, PEMBROKE PARK, FL
33009 #Wholesalers 2681 S Park Lane

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of June, 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

Prohibited portable storage containers. Installed security cameras with no permits. Business owner has no Business Tax Receipt on file. Owner must obtain a Business Tax Receipt at Town Hall.

Business owner must stop all operations until Business Tax receipt is issued. Property owner must remove all prohibited portable containers and obtain/complete security camera permits from the Building Dept.

Double permit fee has been assessed.

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

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

Petitioner,

vs.

**PEMBROKE CROWN
LLC/RS Trading Company
2633 S PARK LN, PEMBROKE PARK, FL
33009 #2673 S Park Lane**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
PEMBROKE CROWN LLC/RS Trading Company 2673 S PARK LANE PEMBROKE PARK, FL 33009	4935	05/31/2021
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN LLC/RS Trading Company 2673 S PARK LANE PEMBROKE PARK, FL 33009	514229000050	
Legal Description:	AKA:	
29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2633 S PARK LN, PEMBROKE PARK, FL 33009 #2673 S Park Lane	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of June, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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Sincerely,

Joseline Ramirez

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

Joseline Ramirez

From: iris@rstrading.com
Sent: Thursday, May 6, 2021 1:16 PM
To: Joseline Ramirez
Cc: tonyr@rstrading.com
Subject: 2727 Case 4725 / Case 4934 RS Trading - Extension Request

Hello Joseline

Hope all is well, wanted to request an extension for these two cases.

It is taking us some time to get all the needed corrections done.

Also the two cases that were consolidated which will be the actual case number? 4934/4935

Thank you

Best Regards,
Iris Wooters
2673 South Park Lane
Pembroke Park FL, 33009
954-964-3064 office
954-964-6015 Fax
[Iris@rstrading.com](mailto:iris@rstrading.com)



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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4934 & 4935 (Consolidated)
Petitioner,)
)
)
vs.)
)
)
PEMBROKE CROWN LLC)
R.S. TRADING, CO.)
Respondent(s)

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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: 2673-2681 S PARK LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE CROWN LLC, 2673 S PARK LANE PEMBROKE PARK FL 33009

FOLIO NO.: 514229000050

LEGAL DESCRIPTION: 29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT 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) 5-2(a)(b); 15-17; 15-24. 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.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2(a)(b); 15-17; 15-24 **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 Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

APRIL 27th, 2021.

Notary Public, state of Florida



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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
QUINTERO & BROTHERS LLC	4910 SW 186 AVE SOUTHWEST RANCHES, FL 33023 33332	4908 SW 36 CT, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	4945	Date Next Inspection	6/16/2021
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Notes Interior renovations (kitchen, bathroom, bedrooms) done without permits. A/C Central unit installed without permits. Bathroom added to garage without permits. Alterations (doors, windows) were done to the Florida/Mother Suite Room without permits. Sheds and screen rooms installed without permits. Overgrown vegetation. Severely damaged screen room, and damaged/deteriorating sheds, damaged pavement. Pressure wash maintenance needed in back patio. House is being used as rental unit (7 families reported).

Owner must obtain permits for all work done from the Building Dept. Owner must keep the property maintained by pressure washing, trim all landscape, repair damages with permits from the Building Dept.

The single family house is only for one family use. It is illegal to use a single family house as rental units. Owner must have only one family living at the property.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/25/2020		Notice of Violation	Regular Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail
4/27/2021		Affidavit of Non-Compliance	
4/27/2021	4/13/2021	Final Order	Certified Mail
5/31/2021	6/16/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	4/27/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	4/27/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	4/27/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	4/27/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	4/27/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021
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: 6/16/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 6/16/2021
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	4/27/2021
ZONING	Sec. 28-106. - Intent.	The R-5 Residential District is intended for use as residential only, and may include single-family residences and two family (duplex) residences. (Ord. No. 63-5-1, § 18(a), 5-1-63; Ord. No. 99-6-3, § 5, 6-23-99)	Not in Compliance - Reinspection Date: 6/16/2021

7021 0350 0001 0298 0259

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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 at
\$ _____

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

Quintero & Brothers LLC
HET #4945
4910 SW 186 AVE
Southwest Ranches, FL 33332

PS Form 3800, JUN - 1 Postmark Here

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Quintero & Brothers LLC HET #4945 4910 SW 186 AVE Southwest Ranches, FL 33332 2. Article Number (Transit Use Only) 7021 0350 0001 0298 0259	A. Signature X <i>RL 3211 C19</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No ☐ Priority Mail Express® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Certified Mail Restricted Delivery with Restricted Delivery ☐ Certified Mail Restricted Delivery with Restricted Delivery (over \$500)

9590 9402 6610 1028 6950 19

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

7021 0350 0001 0297 5950

U.S. Postal Service™
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Extra Services & Fees (check box, add fee as appropriate)

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

Postage
 \$

Total Postage: Quintero & Brothers LLC
 FO #4945
 Sent To: 4908 SW 36 COURT,
 Street and Apt.: Pembroke Park, FL 33023-6939
 City, State, ZIP+

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

7021 0350 0001 0297 5941

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: Quintero & Brothers LLC
 FO #4945
 Sent To: 4910 SW 186 AVE Southwest,
 Street and Apt.: Ranches, FL 33332
 City, State, ZIP+

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:

Quintero & Brothers LLC
 FO #4945
 4910 SW 186 AVE Southwest,
 Ranches, FL 33332

2. Article Number (Transfer from service label)
 7021 0350 0001 0297 5941

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X PR 3271 C19 ☐ Agent ☐ Addressee

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

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

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☒ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	
☐ Insured Mail	
☐ Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	4908 SW 36 COURT, PEMBROKE PARK FL 33023-6939	ID #	5142 30 15 0030
Property Owner	QUINTERO & BROTHERS LLC	Millage	0613
Mailing Address	4910 SW 186 AVE SOUTHWEST RANCHES FL 33332	Use	01
Abbr Legal Description	HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL, COMM AT NW COR OF LOT 2, SLY 144.40 TO ARC OF CURVE, NELY ARC DIST 12.05, NLY TO N W COR 138.50 & POB, LOT 3		

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

* 2021 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$182,180	\$125,600	\$307,780	\$307,780	
2020	\$182,180	\$124,510	\$306,690	\$306,690	\$6,618.92
2019	\$228,420	\$53,450	\$281,870	\$152,440	\$2,407.91
2021* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$307,780	\$307,780	\$307,780	\$307,780	
Portability	0	0	0	0	
Assessed/SOH	\$307,780	\$307,780	\$307,780	\$307,780	
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	\$307,780	\$307,780	\$307,780	\$307,780	

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/2/2019	WD-Q	\$350,000	115786077	\$5.00	34,094	SF
5/4/2016	QCD-T		113675712	\$1.01	11,590	SF
1/1/2016	QCD-T	\$100	113619189			
12/29/2006	QCD	\$100	43515 / 1126			
3/25/2002	DRR	\$100	32939 / 523			
				Adj. Bldg. S.F. (Card, Sketch)		4049
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 1968/1967		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
QUINTERO & BROTHERS LLC

Filing Information

Document Number	L19000113625
FEI/EIN Number	APPLIED FOR
Date Filed	04/25/2019
Effective Date	04/25/2019
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/13/2021

Principal Address

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Mailing Address

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Registered Agent Name & Address

QUINTERO, FELIX R
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Name Changed: 04/13/2021

Authorized Person(s) Detail

Name & Address

Title AMBR

QUINTERO, FELIX R
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Title AMBR

QUINTERO, CYNTHIA
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

6/1/2021

Detail by Entity Name

Annual Reports

Report Year	Filed Date
2020	04/13/2021
2021	04/13/2021

Document Images

04/13/2021 -- REINSTATEMENT	View image in PDF format
04/25/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

QUINTERO & BROTHERS LLC

Respondent

AFFIDAVIT 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.

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 10 day of June, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



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



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

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

Petitioner,

vs.

**QUINTERO & BROTHERS
LLC**
4908 SW 36 CT, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
QUINTERO & BROTHERS LLC	4945	05/31/2021
4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332		
Property Owner:	Property Description:	Certified Mail #:
QUINTERO & BROTHERS LLC	514230150030	
4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332		
Legal Description:	AKA:	
HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL.COMM AT NW COR OF LOT 2,SLY 144.40 TO ARC OF CURVE,NELY ARC DIST 12.05,NLY TO N W COR 138.50 & POB,LOT 3	4908 SW 36 CT, PEMBROKE PARK, FL 33023	

06/02/2021 03:00

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 16th day of June, 2021 at 9:00 AM in the Pembroke

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.

**QUINTERO & BROTHERS
LLC**

**4908 SW 36 CT, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

QUINTERO & BROTHERS LLC
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Case #:

4945

Date:

05/31/2021

Property Owner:

QUINTERO & BROTHERS LLC
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Property Description:

514230150030

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE SUB NO 2 59-42 B
POR OF LOT 2 DISC AS FOL, COMM AT
NW COR OF LOT 2, SLY 144.40 TO ARC
OF CURVE, NELY ARC DIST 12.05, NLY TO
N W COR 138.50 & POB, LOT 3

AKA:

4908 SW 36 CT, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of June, 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

Joseline Ramirez

From: Jorge L. Gonzalez, Esq. <jlgonzalez@gonzalezandvidal.com>
Sent: Thursday, June 3, 2021 3:39 PM
To: Joseline Ramirez
Subject: Re: Case 4945 - 4908 SW 36 CT

Thank you, well be there

Jorge L. Gonzalez, Esq.
jlgonzalez@GonzalezandVidal.com

Gonzalez & Vidal PL
2100 Coral Way
Suite 502
Miami, Florida 33145
Telephone 305.285.2480
Telefax: 305.285.1713

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On Thursday, June 3, 2021, 3:15:26 PM EDT, Joseline Ramirez <jramirez@tppl.gov> wrote:

Good afternoon Mr. Gonzalez,

I hope to find you well, please be advise that the Special Magistrate Hearing is scheduled for June 16, 2021 at 9am for an extension of time. Your client has recieved the notice. The hearing will take place at the address below in the Council Chambers.

Regards,



Joseline Ramirez

Chief Code Enforcement Officer

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

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Jorge L. Gonzalez, Esq. <jlgonzalez@gonzalezandvidal.com>
Sent: Thursday, May 13, 2021 11:53 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Case 4945 - 4908 SW 36 CT

Thank you.

Please advise me when the hearing is set.

They will continue working to clear the matter.

Jorge L. Gonzalez, Esq.

jlgonzalez@GonzalezandVidal.com

Gonzalez & Vidal PL

2100 Coral Way

Suite 502

Miami, Florida 33145

Telephone 305.285.2480

Telefax: 305.285.1713

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On Thursday, May 13, 2021, 11:47:21 AM EDT, Joseline Ramirez <jramirez@tpopf.gov> wrote:

Mr. Gonzalez,

Thank you for your email. Upon your request, I will schedule a Notice to Extend Time before the Special Magistrate, the owner will receive a copy by certified mail and posting.

Regards,



Joseline Ramirez

Chief Code Enforcement Officer

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

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Jorge L. Gonzalez, Esq. <jgonzalez@gonzalezandvidal.com>

Sent: Wednesday, May 12, 2021 3:57 PM

To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Case 4945 - 4908 SW 36 CT

Ms Ramirez:

My client has been attempting to clear all matters regarding the above case.

We have served the tenants termination letters and will have them out by the end of this month.

However, my client has run into a major problem.

They are working with an architect to clear the building matters, but, the city building department does not have any records for the home.

No initial plans and no permit records.

The architect is working on redrawing the home so that the building can be brought to date and proper plans submitted to the city.

This of course takes some time.

We would like to ask for an initial extension of 60 days and agree to maintain you up to date on the efforts.

If you agree, and can reset this matter for a hearing before the magistrate please advise.

Jorge L. Gonzalez, Esq.

jlgonzalez@GonzalezandVidal.com

Gonzalez & Vidal PL

2100 Coral Way

Suite 502

Miami, Florida 33145

Telephone 305.285.2480

Telefax: 305.285.1713

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4945
Petitioner,)
)
vs.)
)
QUINTERO & BROTHERS LLC)
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: 4908 SW 36 COURT, PEMBROKE PARK FL 33023-6939

PROPERTY OWNER: QUINTERO & BROTHERS LLC, 4910 SW 186 AVE SOUTHWEST RANCHES FL 33332

FOLIO NO.: 514230150030

LEGAL DESCRIPTION: HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL, COMM AT NW COR OF LOT 2, SLY 144.40 TO ARC OF CURVE, NELY ARC DIST 12.05, NLY TO N W COR 138.50 & POB, LOT 3

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 15-17; 15-24; 28-106. 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.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 15-17; 15-24; 28-106 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS (\$50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13 day of

APRIL, 2021.

TOWN OF PEMBROKE PARK

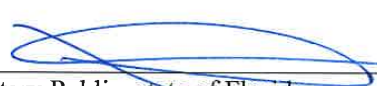

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

APRIL 27th, 2021.


Notary Public, state of Florida
Clerk to the Special Magistrate



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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
BLANCA HOPKINS	41 PEYTON PLACE PEMBROKE PARK, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #41 Peyton Place

Legal Description

Case Status Open **Case #** 4443 **Date Next Inspection** 6/16/2021

Notes Renovation of Mobile Home: New Windows, doors, drywall, siding. New patio roof.
Mobile home owner will need to obtain a building permit from the Town's Building Department.
Double Permit fee has been assessed to violation.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/18/2019		Notice of Violation	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
3/4/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail
4/27/2021	4/13/2021	Final Order	Certified Mail
5/28/2021	6/16/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$1,600.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$1,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$1,700.00

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

BLANCA HOPKINS)

Respondent

CASE NO. 4443

AFFIDAVIT OF SERVICE

TO BE SERVED: BLANCA HOPKINS

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 41 PEYTON PLACE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BLANCA HOPKINS AT 12:43 P.M. ON THE 2 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of JUNE 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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



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



Renovation of Mobile Home: New Windows, doors, drywall, siding; New patio roof.
 Mobile home owner will need to obtain a building permit from the Town's Building Department.
 Double Permit fee has been assessed to violation.

CODE ENFORCEMENT SPECIAL MAGISTRATE
 TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
 vs.
BLANCA HOPKINS
 2701 S PARK RD, PEMBROKE PARK, FL
 33009 #41 Peyton Place

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
BLANCA HOPKINS	4443	05/28/2021
41 PEYTON PLACE PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
BLANCA HOPKINS	514229000030	
41 PEYTON PLACE PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
28-51-42 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 #41 Peyton Place	

06/03/2021 00:43

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of June, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (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 Lakeshore Mobile Home Park LLC
HET #4443, 4763
2701 S Park Rd
Pembroke Park, FL 33009
City, State, ZIP+4
PS Form 3800, April 2015 PSN 7530-02-000-9053

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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$
Sent To Riverstone Communities, LLC
HET #4443, 4763
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301
City, State, ZIP+4
PS Form 3800, April 2015 PSN 7530-02-000-9053

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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$
Sent To Blanca Hopkins
HET #4443
41 Peyton Place
Pembroke Park, FL 33009
City, State, ZIP+4
PS Form 3800, April 2015 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.

Lakeshore Mobile Home Park LLC
HET #4443, 4763
2701 S Park Rd
Pembroke Park, FL 33009

9590 9402 5384 9189 1572 31

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1662

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
xv, CRT 7019 ☐ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
LAKESHORE MOBILE 6-1-2021
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
☐ 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

SENDER: COMPLETE THIS SECTION

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

Blanca Hopkins
HET #4443
41 Peyton Place
Pembroke Park, FL 33009

9590 9402 5384 9189 1572 48

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1655

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
☐ 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

SENDER: COMPLETE THIS SECTION

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

Riverstone Communities, LLC
HET #4443, 4763
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

9590 9402 5384 9189 1572 55

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1679

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Cowd 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
☐ Insured Mail
☐ Insured 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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4443
Petitioner,)
vs.)
BLANCA HOPKINS)
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: 41 PEYTON PLACE, PEMBROKE PARK FL 330009

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

FOLIO NUMBER: 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.

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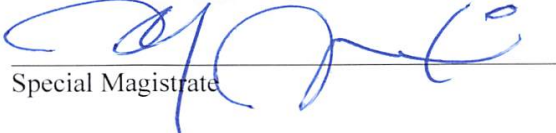
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **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

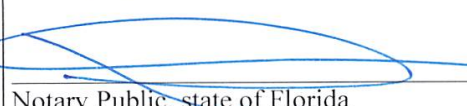
I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged 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.

7021 0350 0001 0297 6221

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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 a
 \$

Sent To
 Lydia Rodriguez
 Jesus Rodriguez
 FO # 4763
 115 Lori Lane
 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 6405

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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
 \$ 8.25

Total Postage a
 \$

Sent To
 Lakeshore Mobile Home Park
 2701 S. Park Road
 Pembroke Park, FL 33023
 4443 14763

Street and Apt. #
 City, State, ZIP+

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:
 Lydia Rodriguez
 Jesus Rodriguez
 FO # 4763
 115 Lori Lane
 Pembroke Park, FL 33009

2. Article Number (Transfer from service label)
 21 0350 0001 0297 6221

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

Barcode: 9590 9402 6610 1028 7092 59

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X [Signature]

B. Received by (Printed Name)
 Jesus Rodriguez

C. Date of Delivery
 7/26/20

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

Domestic Return Receipt

From: [Maria Ayala](#)
To: [jeffrey.louis](#)
Subject: Maria Ayala - 41 Peyton Place
Date: Monday, May 3, 2021 11:52:50 AM

Good Afternoon

I Maria Ayala am requesting a permit extension for 41 Peyton Place, Hallandale Fl 33009. I am in the process to clear the violation but unfortunately I am not able to complete the process within the time allotted. I have started the process, I am waiting for the asbestos certificate to be approved. I have requested approval for demolition from the Mobile Home Park manager. I am requesting a 60 day extension if possible to clear the violation and complete the demolition for the Patio addition. Thanks in advance for your understanding

Maria Ayala
7862906990

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Lydia Rodriguez	115 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Lydia Rodriguez - 115 Lori Lane

Legal Description

Case Status Open **Case #** 4763 **Date Next Inspection** 6/16/2021

Notes Addition to Mobile Home completed without Building permits. Mobile Home owner will need to obtain a Building permit for addition , metal door, and verify fence was completed with permit.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
11/12/2019		Notice of Violation	Hand
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	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 Certified Mail
4/28/2021	4/13/2021	Final Order	Certified Mail
5/28/2021	6/16/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$1,600.00
Admin Fixed		Admin Fixed		\$100.00

Case Overview

			Total Fines	\$1,700.00
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Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$1,700.00

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 LYDIA RODRIGUEZ)
 Respondent)

AFFIDAVIT OF SERVICE



Addition to Mobile Home completed without Building permits. Mobile Home owner will need to obtain a Building permit for addition, metal door, and verify fence was completed with permit.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
Lydia Rodriguez
2701 S PARK RD, PEMBROKE PARK, FL
33009 #Lydia Rodriguez - 115 Lori Lane

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
Lydia Rodriguez 115 Lori Lane Pembroke Park, FL 33009	4763	05/28/2021

Property Owner:	Property Description:	Certified Mail #:
Lydia Rodriguez 115 Lori Lane 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 #Lydia Rodriguez - 115 Lori Lane

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 16th day of June, 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 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.

06/03/2021 01:08





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☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To Riverstone Communities, LLC
HET #4443, 4763
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301
City, State, ZIP+4
PS Form 3800, April 2015 PSN 7530-02-000-9053

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Total Postage \$
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HET #4763
115 Lori Lane
Pembroke Park, FL 33009
City, State, ZIP+4
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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 \$
Sent To Lakeshore Mobile Home Park LLC
HET #4443, 4763
2701 S Park Rd
Pembroke Park, FL 33009
City, State, ZIP+4
PS Form 3800, April 2015 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.

Lakeshore Mobile Home Park LLC
HET #4443, 4763
2701 S Park Rd
Pembroke Park, FL 33009

Barcode: 9590 9402 5384 9189 1572 31

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1662

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
xy, lrt 7019
B. Received by (Printed Name)
Lakeshore Mobile, 6-1-2021
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 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:
Lydia Rodriguez
HET #4763
115 Lori Lane
Pembroke Park, FL 33009

Barcode: 9590 9402 5384 9189 1572 62

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1686

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

Riverstone Communities, LLC
HET #4443, 4763
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

Barcode: 9590 9402 5384 9189 1572 55

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1679

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Covid 19
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 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



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

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

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

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

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,716,960	\$2,716,960	\$2,716,960	\$2,716,960
Portability	0	0	0	0
Assessed/SOH	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/2/2002	SW*	\$220,000	33474 / 1458	\$7.00	355,645	SF
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400	SF
8/20/1997	WD*	\$3,262,200	26945 / 137			
2/22/1989	CP*	\$100	16299 / 977			
				Adj. Bldg. S.F. (Card, Sketch)		550
				Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

7021 0350 0001 0297 6276

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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 at
 \$

Sent To
 Blanca Hopkins
 FO # 4443
 41 Peyton Place
 Pembroke Park, FL 33009

Postmark Here

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

7021 0350 0001 0297 6405

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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
 \$ 8.25

Total Postage at
 \$

Sent To
 Lakeshore Mobile Home Park
 2701 S. Park Road
 Pembroke Park, FL 33023
4443 14763

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:
 Blanca Hopkins
 FO # 4443
 41 Peyton Place
 Pembroke Park, FL 33009

2. Article Number (Transfer from service label)
 9590 9402 6610 1028 7092 04

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☒ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	
☐ Insured Mail	
☐ Insured Mail Restricted Delivery (over \$500)	

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X

B. Received by (Printed Name)

C. Date of Delivery

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

PS Form 3811, July 2009

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4763
Petitioner,)
)
vs.)
)
LYDIA RODRIGUEZ)
JESUS RODRIGUEZ)
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: 115 LORI LANE, 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; 5-103(o). 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.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-103(o) **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
Clerk to the Special Magistrate



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

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

May 07,2021

TO

TOWN OF PEMBROKE PARK

Attention: JEFFREY LOUIS

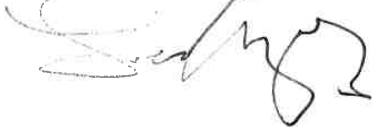
Dears Friends:

I politely request an extension of 30 DAYS, to present the plans required to obtain the PERMITS and CODES. My delay is due to my contractor his being late due to the pandemic, his name is JIMMY HERNANDEZ and he has tried several times to communicate with your office and it has not been possible. His email is jimmy@hernand-ez.com.

I appreciate your cooperation in my case.

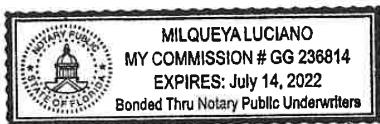
Sincerely,

JESUS RODRIGUEZ



CASE NO.4763

115 LORI LANE, PEMBROKE PARK, FL 33009



Milqueya Luciano 
05/07/2021

Case Overview

Property/Incident Information

Owner	Address	Site Address
Tania Gallardo	2300 Charles Road Pembroke Park, FL 33009	2421 GLORIA LANE ST, PEMBROKE PARK, FL 33009 #2300 Charles Road

Legal Description

Case Status	Open	Case #	4397	Date Next Inspection	6/16/2021
--------------------	------	---------------	------	-----------------------------	-----------

Notes

- Installation of New shed on property without building permits. Mobile Home owner will need a Building permit from the Building department for shed.
- New A/C installed on property without building permits. Mobile Home owner will need a Building permit with a licensed A/C contractor from the Building department for A/C.
- New security cameras installed on property without building permits. Mobile home owner will need a Building permit with a licensed electrical contractor from the Building department for security cameras.
- Mobile Home owner currently has multiple families renting mobile homes. all mobile homes are single family occupancy. Mobile home owner will need to have all other families removed from occupancy and revert mobile home back to single family occupancy. may require a building permit for any structural/electrical/plumbing work done.
- double permit fee has been assessed for all permits to correct violations.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/4/2019		Notice of Violation	Posted to Property
2/11/2019		Affidavit of Non-Compliance	
9/26/2019	10/24/2019	Notice of Formal Hearing - Notice w/ NOV	Hand
10/30/2019	10/24/2019	Final Order	
1/6/2020	1/23/2020	Notice of Formal Hearing - Extension of Time	Hand
1/29/2020	1/23/2020	Amended Final Order	
7/6/2020	7/16/2020	Notice of Formal Hearing - Extension of Time	Hand
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail
3/22/2021		Affidavit of Non-Compliance	Certified Mail
4/28/2021	4/13/2021	Supplemental Order/Claim of Lien	Certified Mail
5/27/2021	6/16/2021	Notice of Formal Hearing - Abate Fine	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	Not in Compliance - Reinspection Date: 6/16/2021

Case Overview

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$18,550.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$18,650.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$18,650.00

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

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
TANIA GALLARDO) CASE NO. 4397
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: TANIA GALLARDO
TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2300 CHARLES ROAD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TANIA GALLARDO AT 4:05 P.M. ON THE 2 DAY OF June 2021.

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

TYPE OF SERVICE

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

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

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

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



AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

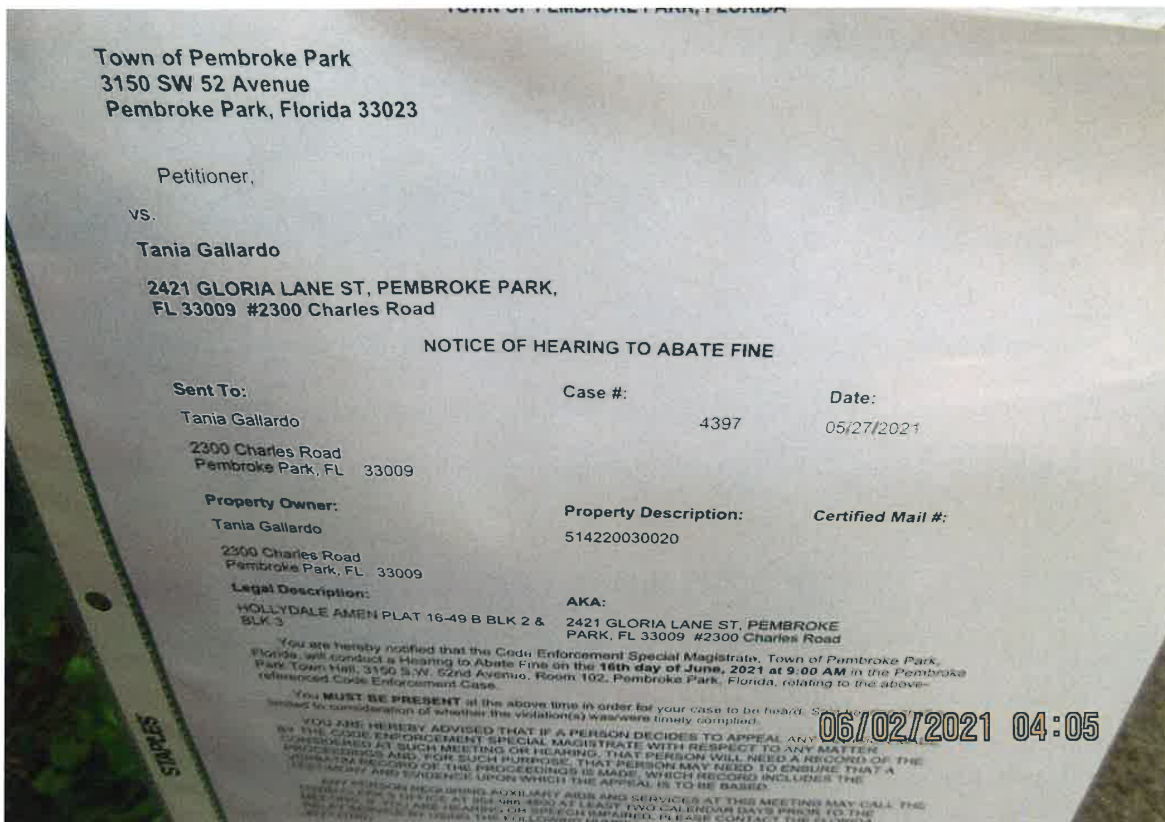
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of JUNE 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



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



7019 2280 0002 0486 1389

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

Postage \$
 Total Postage \$

Sent To **BAM MHC LLC**
HAF # 4397
302 Knights Run Ave #1108
Tampa, FL 33602

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9053

7019 2280 0002 0486 1556

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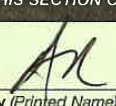
Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
 Total Postage \$

Sent To **Tania Gallardo**
HAF #4397
2300 Charles Road
Pembroke Park, FL 33009

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C-19 C. Date of Delivery 6/11 D. Is delivery address different from item 1? ☒ Yes ☐ No If YES, enter delivery address below:
1. Article Addressed to: BAM MHC LLC HAF # 4397 302 Knights Run Ave #1108 Tampa, FL 33602	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Collect on 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
2. Article Description 7019 2280 0002 0486 1389	

9590 9402 4839 9032 6954 62

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



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: **2110787-0**

Job Address:

2300 CHARLES RD

Job Name: GALLARDO, TANIA

Permit Status: Permit Complete

Permit Issued Date: 1/28/2021 7:56:31 AM

Submitted Into Plan Review Date: 1/13/2021 4:02:40 PM

Application Date: 1/12/2021 11:03:29 AM

Difference Between Application to PlanReview: 1 Day(s)

Difference Between PlanReview to Permit Issued: 15 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	1/17/2021 7:09:33 PM
MECHANICAL	Approved	1/25/2021 9:51:58 PM
PLUMBING	Approved	1/15/2021 5:12:47 AM
STRUCTURAL	Approved	1/12/2021 7:33:33 PM
ZONING	Pending	



R203 Permit Messages For Permit (2110787-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
92694	Final Building Inspection	5/28/2021	Pass
Electrical Inspection			
90598	Final Electrical	3/9/2021	Fail Without Penalty
Electrical Demo Incomplete: Demo electrical splice box and feeder conductors back to source.			
91405	Final Electrical	4/13/2021	Pass
Mechanical Inspection			
91406	Final Mechanical	4/9/2021	Pass
Demo			
Plumbing Inspection			
91598	Final Plumbing	4/20/2021	Fail
All prior inspection need to be performed prior to a final inspection. FBC(b) 105 no approve plans or permit card on the job.			
91953	Final Plumbing	5/4/2021	Pass
91597	Sewer Connection	4/20/2021	Fail
Work cover prior to inspection.			
91951	Sewer Connection	5/4/2021	Pass
91407	Water Main	4/9/2021	Fail
No permits no plansNo permits no plans. Water line is not cap at this time.			
91596	Water Main	4/20/2021	Pass
Zoning Inspection			
90597	Final Zoning	3/9/2021	Fail
Remove all building debris.			

Print on 6/14/2021 8:29:19 AM

1 of 2

91404 Final Zoning	4/13/2021	Fail Without Penalty
Remove Building Materials from site.		
91950 Final Zoning	5/4/2021	Pass

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OFFICIAL USE

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

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

Postage
 \$ 6.96

Total Postage and
 \$

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

Postmark
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BAM MHC LLC
 SOCL #4397
 302 Knights Run Avenue, #1108
 Tampa, FL 33602

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

U.S. Postal Service™
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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
 \$ 6.96

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

Postmark
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Tania Gallardo
 SOCL #4397
 2421 Gloria Lane
 Pembroke Park, FL 33009

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: BAM MHC LLC SOCL #4397 302 Knights Run Avenue, #1108 Tampa, FL 33602 9590 9402 6610 1028 7092 28 2. Article Number (Transfer from service label) 7021 0350 0001 0297 6252	A. Signature X <u>[Signature]</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>C-19</u> C. Date of Delivery <u>5/6</u> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
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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,

Case No.: **4397**

vs.

TANIA GALLARDO

Respondent(s)

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on January 23, 2020. 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: 2300 CHARLES ROAD

PROPERTY OWNER: BAM MHC LLC, 2430 CHARLES ROAD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514220030020

1. The Special Magistrate entered a Final Order on January 23, 2020, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on January 23, 2020, or if no compliance occurred by the due date, there would be a per diem fine of \$50.00 (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on January 23, 2020. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$16,700.00 (SIXTEEN THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

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 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



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

Town of Pembroke Park**INVOICE**

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



DATE: June 14, 2021
INVOICE # 258
FOR:

Bill To:

Tania Gallardo
2300 Charles Road
Pembroke Park, FL 33009

Case # 4397
Tania Gallardo

2300 Charles Road, Pembroke
Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105 Sec. 28-260(8)		
	Code Board Hearing on 1/29/20		
1	Admin Fee	\$ 100.00	\$ 100.00
20	Day(s) of Per Diem from (2/27/20 to 03/18/20)	\$ 50.00	\$ 1,000.00
351	Day(s) of Per Diem from (6/12/20 to 5/28/21)	\$ 50.00	\$ 17,550.00
	Town Emergency Order in effect from 3/18/20 to 6/12/20		
Balance			\$18,650.00

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!

Case Overview

Property/Incident Information

Owner	Address	Site Address
JOHNSON,LYLE	465 HUCKLEBERRY RD NEW BLOOMFIELD, PA 17068	5520 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 5684 **Date Next Inspection** 6/30/2021

Notes

1. Possible addition built without a permit, no record on file.
2. Obtain a permit for all work with addition.
3. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/23/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail
5/26/2021	5/18/2021	Final Order	

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: 6/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 6/30/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$0.00
Admin Fixed		Admin Fixed		\$0.00
		Total Fines		\$0.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$0.00

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5684
Petitioner,)
)
vs.)
)
LYLE JOHNSON)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5520 SW 32 ST #1-2, Pembroke Park, FL 33023

PROPERTY OWNER: Lyle Johnson, 465 Huckleberry Rd, New Bloomfield, PA 17068

FOLIO NO.: 514230120020

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 2 BLK 1

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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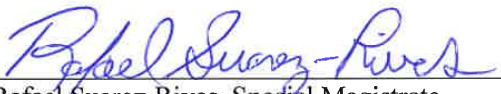
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **\$50.00** PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th day of May 2021.

TOWN OF PEMBROKE PARK



Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa 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 _____ day of _____, 2021.

Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
Frank Anunzio	3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #210

Legal Description

Case Status Open **Case #** 5554 **Date Next Inspection** 6/30/2021

Notes

1. Wooden deck/walkway built prior of obtaining a permit. Obtain permit with plans and inspections.
2. Addition (Screen room) built without permit. Obtain permit with plans and inspections.
3. Propane tank , remove prohibited stored item.
4. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/2/2021		Notice of Violation	Hand
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail
5/26/2021	5/18/2021	Final Order	

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: 6/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 6/30/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/30/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$0.00
Admin Fixed		Admin Fixed		\$0.00
		Total Fines		\$0.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$0.00

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5554
Petitioner,)
vs.)
FRANK ANUNZZIO)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3100 W Hallandale Beach Blvd Lot 210, Pembroke Park, FL 33009

PROPERTY OWNER: Green Acres Pembroke LLC, 8800 N Bronx Ave 2nd Floor, Skokie, IL 60077

FOLIO NO.: 514229000331

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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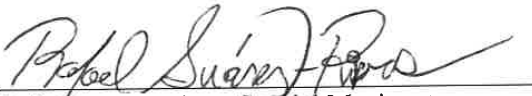
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 12-48 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **\$50.00** PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th day of May 2021.

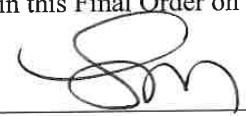
TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa 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 18 day of May, 2021.



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
Gladys Manana	2308 SW 31 CT Pembroke Park, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

Legal Description

Case Status Open **Case #** 5558 **Date Next Inspection** 6/30/2021

Notes

1. Windows changed out without a permit. Obtain permit, plans, and inspections.
2. Doors changed out without a permit. Obtain permit, plans, and inspections.
3. Multiple addition added to original mobile home. Obtain permit, plans, and inspections for addition including possible electrical and mechanical work for a/c unit.
4. Wooden deck or walk way built without a permit. Obtain permit, plans, and inspections.
5. Screen room/porch added without permit. Obtain permit, plans, and inspections.
6. Double permit fee assessed for all work done prior of obtain permits.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/2/2021		Notice of Violation	Hand
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail
5/26/2021	5/18/2021	Final Order	

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: 6/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/30/2021
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: 6/30/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 6/30/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$0.00
Admin Fixed		Admin Fixed		\$0.00
		Total Fines		\$0.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$0.00

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5558
Petitioner,)
)
vs.)
)
)
GLADYS MANANA)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2308 SW 31 CT, Pembroke Park, FL 33009

PROPERTY OWNER: David E Zell TR, Hallandale MHC LLC, 140 Greens Rd, Hollywood, FL 33021

FOLIO NO.: 514229000520

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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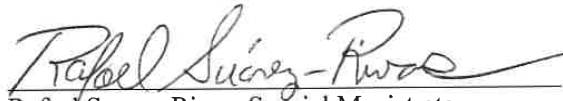
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **\$50.00 PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th day of May 2021.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa 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 18 day of May, 2021.



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PHILIPPE,PIERRRE & EDITH	1325 NE 203 ST MIAMI, FL 33179	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 # 1-2

Legal Description

Case Status	Open	Case #	5604	Date Next Inspection	6/30/2021
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Notes

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (i.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/15/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail
5/26/2021	5/18/2021	Final Order	

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: 6/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 6/30/2021

Case Overview

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: 6/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/30/2021
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: 6/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/30/2021
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 6/30/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/30/2021
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 6/30/2021

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-152. - Registration of system.	Every person who installs, maintains or operates a private alarm system shall, within thirty (30) days of installing such system, register the system with the Town, and obtain a decal for which a fee of thirty-five dollars (\$35.00) shall be charged. Registration shall be on a form provided by the Town and shall include provision for identification of the alarm user and one (1) or more persons who are authorized to enter the premises with their respective business and residence addresses and telephone numbers. The decal shall state that the premises are protected by a private alarm system. The decal shall be affixed in a conspicuous place on the premises. It shall be the duty of every person registering a private alarm system to notify the Town in writing of any change in the information contained on the registration form. Such registration shall expire on September 30 of each year and shall be renewed each year thereafter for ten dollars (\$10.00). Any registration not renewed by Oc...	Not in Compliance - Reinspection Date: 6/30/2021
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: 6/30/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 6/30/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$0.00
Admin Fixed		Admin Fixed		\$0.00
		Total Fines		\$0.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$0.00

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5604
Petitioner,)
)
vs.)
)
PIERRE & EDITH PHILLIPE)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5501 SW 33 ST #1-2, Pembroke Park, FL 33023

PROPERTY OWNER: PIERRE & EDITH PHILLIPE, 1325 NE 203 St, Miami, FL 33179

FOLIO NO.: 514230120130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

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)(h)(i);12-41; 12-48; 13-2; 15-152; 15-7; 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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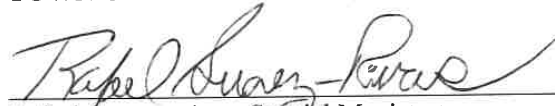
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(h)(i);12-41; 12-48; 13-2; 15-152; 15-7; 15-24 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **\$50.00** PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th day of May 2021.

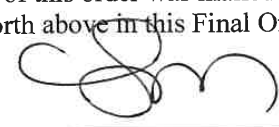
TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa 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 18 day of May, 2021.



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARKER, MICHELLE E	3804 SW 52 AVE PEMBROKE PARK, FL 33023	3804 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 4632 **Date Next Inspection** 6/16/2021

Notes Addition to home in back of house without Building Permits. Property Owner will need to obtain Building Permit for structure or demo permit to remove structure.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/4/2019		Notice of Violation	Hand
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021

7655 2620 1000 0520 1202

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage
 \$ 0.71

Total Postage and
 \$ 7.48

Sent To
 MICHELLE PARKER
 3804 SW 52 AVE
 PEBROKE PARK, FL 33023
 NOH # 4632

City, State, ZIP+4®
 HOLLYWOOD FL 33023

Postmark
 Here
 MAY 26 2021

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

ET00 8620 1000 0520 1202

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

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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
 \$ 7.18

Sent To
 MICHELLE PARKER
 3804 SW 52 AVE
 PEBROKE PARK, FL 33023
 NOH # 4632

City, State, ZIP+4®
 HOLLYWOOD FL 33023

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:

MICHELLE PARKER
 3804 SW 52 AVE
 PEBROKE PARK, FL 33023
 NOH # 4632

2. Article Number (Transfer from service label)

7021 0350 0001 0298 0013

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 x AT Route 27 ☐ Agent ☒ Addressee

B. Received by (Printed Name)
 Cond 19

C. Date of Delivery
 6/1/21

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ 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:

MICHELLE PARKER
3804 SW 52 AVE
PEMBROKE PARK, FL 33023
NOH # 4632



9590 9402 6610 1028 7094 71

2. Article Number (Transfer from service label)

7021 0350 0001 0297 5491

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Address

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 Restrict

Delivery

☐ Signature Confirmation

☐ Signature Confirmation

Restricted Delivery

Mail

Mail 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

09/09/2019

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

Case #

PARKER, MICHELLE E

4632

3804 SW 52 AVE
PEMBROKE PARK, FL 33023



PROPERTY SUMMARY

Tax Year: 2021
Property Id: 514230220130
Property Owner/s: PARKER, MICHELLE E
Mailing Address: 3804 SW 52 AVE PEMBROKE PARK, FL 33023-6917
Physical Address: 3804 SW 52 AVENUE PEMBROKE PARK, 33023-6917

Property Use: 01* - Single family townhomes/patio homes/zero lot lines
Millage Code: 0613
Adj. Bldg. S.F: 1335
Bldg Under Air S.F: 1410
Effective Year: 1982
Year Built: 1981
Units/Beds/Baths: 1 / /

Deputy Appraiser: Emilia Morales
Contact Number: 954-357-6831
Email: realprop@bcpa.net
Zoning: RM-16 - MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT
Abbr. Legal Des.: HOLLYWOOD RIDGE FARMS 2-16 MISC THAT PT OF LOT 15 DESC AS, COMM AT SW COR OF LOT 15, ELY 485.84, NLY 127.57 TO POB, CONT NLY 39.43, ELY 85.86 TO E/L OF LOT 15, SLY 39.42, WLY 85.91 TO POB AKA: LOT 13 FOREST PARK VILLAS

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

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$16,930	\$146,630	0	\$163,560	\$132,250	
2020	\$16,930	\$154,240	0	\$171,170	\$120,230	\$2,926.17
2019	\$16,930	\$140,110	0	\$157,040	\$103,010	\$2,613.27

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$163,560	\$163,560	\$163,560	\$163,560
Portability	0	0	0	0
Assessed / SOH	\$132,250	\$132,250	\$132,250	\$132,250
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$132,250	\$163,560	\$132,250	\$132,250

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/12/2000	Warranty Deed	\$74,900	30470 / 61
10/01/1993	Warranty Deed	\$57,000	21351 / 241
11/01/1987	Personal Representatives Deed	\$48,500	
02/01/1981	Warranty Deed	\$65,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$5.00	3,386 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514230220160	09/25/2017	Warranty Deed	Qualified Sale	\$141,000	114630711	3868 SW 52 AVE PEMBROKE PARK, FL 33023
514230220140	07/07/2017	Warranty Deed	Qualified Sale	\$133,000	114491652	3802 SW 52 AVE PEMBROKE PARK, FL 33023
514230220060	08/26/2016	Special Warranty Deed	Disqualified Sale	\$174,000	113979873	3818 SW 52 AVE PEMBROKE PARK, FL 33023
514230220060	06/07/2016	Certificate of Title	Disqualified Sale	\$86,300	113773352	3818 SW 52 AVE PEMBROKE PARK, FL 33023
514230220190	04/08/2016	Warranty Deed	Qualified Sale	\$118,900	113628592	3862 SW 52 AVE PEMBROKE PARK, FL 33023

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
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SCHOOL

Watkins Elementary: B
 Mcnicol Middle: C
 Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MICHELLE PARKER)
Respondent)

CASE NO. 4632

AFFIDAVIT OF SERVICE

TO BE SERVED: MICHELLE PARKER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3804 SW 52 AVE. PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MICHELLE PARKER AT 12:25 P.M. ON THE 2 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of June 2021, by Teressa Malcolm Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date: 05/25/2021

Sent To: PARKER, MICHELLE E
3804 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #: 4632

Property Owner: PARKER, MICHELLE E
3804 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description: 514230220130

Legal Description:
HOLLYWOOD RIDGE FARMS 2-18 MISC
THAT PT OF LOT 15 DESC AS, COMM AT
SW COR OF LOT 15 ELY 465.84 NLY
127.61 TO POB CONT NLY 38.42 ELY
63.36 TO EA OF LOT 15 SLY 30.42 WLY
65.91 TO POB AKA LOT 13 FOREST
PARK VILLAGES

AKA:
3804 SW 52 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/4/2019 the following violations 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	Repairs and installations must be made so as to comply with the provisions of the building code or the approved site plan. All work shall be done in a timely fashion and be done in a workmanlike manner.	30

1 of 2

06/02/2021 12:25





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

PARKER, MICHELLE E

3804 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

4632

Property Owner:

PARKER, MICHELLE E

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PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230220130

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
THAT PT OF LOT 15 DESC AS, COMM AT
SW COR OF LOT 15, ELY 485.84, NLY
127.57 TO POB, CONT NLY 39.43, ELY
85.86 TO E/L OF LOT 15, SLY 39.42, WLY
85.91 TO POB AKA: LOT 13 FOREST PARK
VILLAS

AKA:

3804 SW 52 AVE, PEMBROKE PARK, FL
33023

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Addition to home in back of house without Building Permits. Property Owner will need to obtain Building Permit for structure or demo permit to remove structure.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 23rd day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

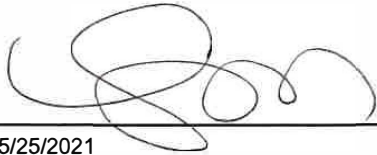
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Teresa Malcolm

Code Enforcement Officer



5/25/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

PARKER, MICHELLE E
3804 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

4632

Property Owner:

PARKER, MICHELLE E
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PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230220130

Legal Description:

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127.57 TO POB, CONT NLY 39.43, ELY
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A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the **16th day of June, 2021** at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at **9:00 AM**.

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

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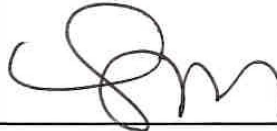
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Teresa Malcolm

Code Enforcement Officer



5/25/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PARKER, MICHELLE E
3804 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #: 4632

Date: 09/04/2019

Property Owner: PARKER, MICHELLE E
3804 SW 52 AVE
PEMBROKE PARK, FL 33023

Property Description: 514230220130

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC
THAT PT OF LOT 15 DESC AS, COMM AT
SW COR OF LOT 15, ELY 485.84, NLY
127.57 TO POB, CONT NLY 39.43, ELY
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PARK VILLAS

AKA: 3804 SW 52 AVE, PEMBROKE PARK, FL
33023

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Notes/Mean of Correction:

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Jeffrey Louis



TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Michelle Parker DATE 9/4 2019

SITE ADDRESS 3804 SW 52nd Ave

PERMIT # _____ SUB/PARK Forest Park Villas

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

COMMENTS Addition to home in
Back of house without Building permits

Property owner will need to obtain Building
Permit for structure or Demo permit to
remove structure

☒ 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.

TOWN HALL
966-4600

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

Jeffrey Louis
INSPECTOR

EXT. # 213

2019/09/04 14:49:46

iving /Porc
3
oft/Living
wo Story
orch
concrete



















TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-1600 Office 954-966-
3311 FAX



BUILDING PERMIT APPLICATION

PERMIT NO.

B-90608

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: MICHELLE PARKER					
JOB ADDRESS: 3804 SW 52 AVE					
OWNER NAME: PARKER, MICHELLE E					
OWNER ADDRESS: 3804 SW 52 AVE					
CITY: PEMBROKE PARK					
PHONE: 9549668094		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000		FAX: 0000000000		EMAIL:	
CERT. COMPETENCY: N/A			STATE REGISTRATION: N/A		
LOT: 000	BLOCK: 000	PRESENT USE: TOWNHOME		PROPOSED USE: TOWNHOME	
FOLIO NUMBER: 514230220130			SUBDIVISION: FOREST PARK VILLAS		
NO. OF STORIES: 1		OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1
TYPE OF WORK:		N/A	N/A	N/A	OTHER
JOB COST: 300		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: DEMO ADDITION IN THE BACK OF HOME.					
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.



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

Property Assessment Values

2021* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 497 of 747



R202 Permit Messages For Permit (90608)

Event ID	Date Created	Requested By	Assigned To	Status
Other				
79565	9/25/2019	Teressa Malcolm	Teressa Malcolm	Send To Discipline
<i>Permit application processed & routed to plan review & emailed process number to Mep954@hotmail.com</i>				
83391	2/19/2020	Teressa Malcolm	Teressa Malcolm	Critical
<i>Null & void notification mailed to all addresses on file.</i>				
Electrical				
79591	9/26/2019	Don W Jhonson	Don W Jhonson	Approved
<i>demo shed electric. ok</i>				
Plumbing				
79625	9/27/2019	Juan Gonzalez	Juan Gonzalez	Approved
<i>First review: Plumbing: Demo</i>				
Structural				
79711	10/1/2019	Miguel A Nunez	Miguel A Nunez	Denied
<i>B-90608 (Demo) First Review - 10/01/2019</i>				
<i>1) Provide a clear depiction of the proposed area to be demolished (pictures does not show the specific area) FBC-BCAP 107.2.1 2) Provide Broward County Responsibility for Asbestos form FBC-BCAP 105.2.3.4</i>				
Zoning				
79747	10/2/2019	Todd Larson	Todd Larson	Approved
<i>Demo only of non permitted addition.</i>				



Process #

Find

Clear

3804 SW 52 AVE



Options

Status: Plan Review **Job Type:** Residential Demolition - STRUCTURAL **Master Process #** 90608 **Permit #** NOT ASSIGNED **Permit Warnings / Property Warnings**

Applications

☒ Delete Fee

Requirements

Fees

Add Fees

Display Fees

Application
#

Fee

Quantity

Amount

Tran #

☐

(B)-90608

Processing Fee

300.00

75.00

☐

(B)-90608

Residential Plan Review and / or Revision Fee

1.00

45.00

☐

(E)-90609

Residential Plan Review and / or Revision Fee

1.00

45.00

☐

(E)-90609

Processing Fee

100.00

75.00

☐

(P)-90610

Processing Fee

100.00

75.00

☐

(P)-90610

Residential Plan Review and / or Revision Fee

1.00

45.00

Amount Paid: \$ 0.00 Amount Due: \$ 360.00

Notes

Plan Reviews

Inspections

Linked Permits

Laserfiche

Permits





Case Overview

Property/Incident Information

Owner	Address	Site Address
SOUTHEAST GRAPHICS INC % MARY H PARKER	134 ELYSIUM DR ROYAL PALM BEACH, FL 33411	3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
Legal Description		

Case Status Open	Case # 5184	Date Next Inspection 6/16/2021
-------------------------	--------------------	---------------------------------------

Notes

1. Abandon pole sign. Property owner will need to remove pole sign
2. Exterior maintenance of building. Property owner will need to clean and paint building
3. Hedges along Hallandale Beach Blvd. are dead/dying. Hedges around property are overgrown. Property owner will need to replace and maintain hedges around entire property.
4. Overgrown trees in back of property. Property owner will need to trim and maintain trees around property.
5. Buffer wall in back of property needs to be in good state of repair. Property owner will need to clean and repaint buffer wall.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/25/2020		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 6/16/2021
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: 6/16/2021

Case Overview

SIGNS AND
ADVERTISING

Sec. 21-22 (d) -
Nonconforming signs

(d) If any nonconforming sign is damaged by any cause and the cost of repairing the sign equals fifty (50) percent or more of the original invoiced cost of the sign, then its classification as a nonconforming sign under this section shall be automatically revoked and repairs shall be made so that the sign shall meet all the requirements of this article

Not in Compliance -
Reinspection Date:
6/16/2021

7021 0350 0001 0297 5545

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.51
Total Postage and Fee	\$ 7.48
Sent To	ALISON HERMAN 2965 NE 185 STREET #1519 AVENTURA, FL 33180 NOH # 5184
Street and Apt. No., or PO	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0298 0075

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (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 Fee	\$ 7.18
Sent To	SOUTHEAST GRAPHICS INC % MARY H PARKER 134 ELYSIUM DR ROYAL PALM BEACH, FL 33411 NOH # 5184
Street and Apt. No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0297 5552

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
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Street and Apt. No., or PO	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0297 5538

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	\$ 0.51
Total Postage and Fee	\$ 7.48
Sent To	SOUTHEAST GRAPHICS INC % ALISON P HERMAN 3520 W HALLANDALE BEACH BVLD PEMBROKE PARK, FL 33023 NOH # 5184
Street and Apt. No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0298 0068

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☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 0.51

Total Postage
 \$ 7.18

Sent To
SOUTHEAST GRAPHICS INC % ALISON
P HERMAN
3520 W HALLANDALE BEACH BVD
PEMBROKE PARK, FL 33023
NOH # 5184

City, State, ZIP+4

Postmark Here

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

7021 0350 0001 0298 0051

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Postage
 \$ 0.51

Total Postage
 \$ 7.18

Sent To
ALISON HERMAN
2965 NE 185 STREET #1519
AVENTURA, FL 33180
NOH # 5184

City, State, ZIP+4

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0298 0044

U.S. Postal Service™
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OFFICIAL USE

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

Postage
 \$ 0.51

Total Postage
 \$ 7.18

Sent To
NRAI SERVICES INC
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324
NOH # 4876

City, State, ZIP+4

Postmark Here

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



PROPERTY SUMMARY

Tax Year: 2021	Property Use: 41 - Light manufacturing	Deputy Appraiser: Commercial Department
Property Id: 514230090280	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: SOUTHEAST GRAPHICS INC %ALISON P HERMAN	Adj. Bldg. S.F: 8480	Email: commercialtrim@bcpa.net
Mailing Address: 2965 NE 185 ST #1519 AVENTURA, FL 33180	Bldg Under Air S.F:	Zoning : B-1 - BUSINESS DISTRICT
Physical Address: 3520 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33023	Effective Year: 1990	Abbr. Legal Des.: LAKE FOREST SEC 4 RESUB
	Year Built: 1989	POR 43-45 B LOT 18 E 10.95, 18 A E
	Units/Beds/Baths: 0 / /	10.95, 19, 19A, 20, 20A, 21, 21A, 22 W 11, 22 A W 11
		BLK 40

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

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$339,560	\$366,050	0	\$705,610	\$705,610	
2020	\$339,560	\$366,050	0	\$705,610	\$705,610	\$15,228.34
2019	\$339,560	\$506,640	0	\$846,200	\$846,200	\$18,475.93

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$705,610	\$705,610	\$705,610	\$705,610
Portability	0	0	0	0
Assessed / SOH	\$705,610	\$705,610	\$705,610	\$705,610
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$705,610	\$705,610	\$705,610	\$705,610

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
03/01/1991	Quit Claim Deed	\$100	18346 / 540
09/01/1985	Warranty Deed	\$130,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$11.00	30,869 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514230090810	04/09/2021	Multi Warranty Deed	Excluded Sale	\$5,324,000	117282647	4711 SW 31 DR WEST PARK, FL 33023
514230090020	10/07/2020	Special Warranty Deed	Qualified Distressed Sale	\$275,000	116879498	3211 SW 32 AVE WEST PARK, FL 33023
514230090070	09/21/2020	Quit Claim Deed	Non-Sale Title Change	\$45,000	116770194	3111 SW 32 AVE WEST PARK, FL 33023
514230090591	06/18/2020	Warranty Deed	Disqualified Sale	\$34,800	116576856	W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023
514230090011	06/18/2019	Warranty Deed	Disqualified Sale	\$1,800,000	115899927	3180 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023

SPECIAL ASSESSMENTS

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

SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 8	County Comm. Name Barbara Sharief	US House Rep. District 24	US House Rep. Name Frederica Wilson
Florida House Rep. District 101	Florida House Rep. Name Marie Woodson	Florida Senator District 35	Florida Senator Name Shevrin Jones	School Board Member Ann Murray



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

Detail by Entity Name

Florida Profit Corporation
SOUTHEAST GRAPHICS, INC

Filing Information

Document Number	413551
FEI/EIN Number	59-1423660
Date Filed	11/27/1972
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	07/09/1997

Principal Address

3520 W.HALLANDALE BEACH BLVD.
NA
PEMBROKE PARK, FL 33023

Changed: 02/13/2009

Mailing Address

2965 NE 185 Street
1519
Aventura, FL 33180

Changed: 02/28/2020

Registered Agent Name & Address

HERMAN, ALISON
2965 NE 185 Street
1519
Aventura, FL 33180

Name Changed: 02/15/2010

Address Changed: 02/28/2020

Officer/Director Detail

Name & Address

Title P, T/S

HERMAN, ALISON
2965 NE 185 Street

2905 NE 105 Street
1519
Aventura, FL 33180

Annual Reports

Report Year	Filed Date
2018	01/09/2018
2019	05/01/2019
2020	02/28/2020

Document Images

02/28/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
06/05/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
02/19/2014 -- ANNUAL REPORT	View image in PDF format
03/04/2013 -- ANNUAL REPORT	View image in PDF format
03/27/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2011 -- ANNUAL REPORT	View image in PDF format
02/15/2010 -- ANNUAL REPORT	View image in PDF format
02/13/2009 -- ANNUAL REPORT	View image in PDF format
02/07/2008 -- ANNUAL REPORT	View image in PDF format
02/05/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
02/18/2005 -- ANNUAL REPORT	View image in PDF format
02/02/2004 -- ANNUAL REPORT	View image in PDF format
01/08/2003 -- ANNUAL REPORT	View image in PDF format
01/16/2002 -- ANNUAL REPORT	View image in PDF format
01/20/2001 -- ANNUAL REPORT	View image in PDF format
07/21/2000 -- ANNUAL REPORT	View image in PDF format
07/12/1999 -- ANNUAL REPORT	View image in PDF format
01/20/1998 -- ANNUAL REPORT	View image in PDF format
07/09/1997 -- REINSTATEMENT	View image in PDF format
03/23/1995 -- ANNUAL REPORT	View image in PDF format

2020 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 413551

Entity Name: SOUTHEAST GRAPHICS, INC

Current Principal Place of Business:

3520 W.HALLANDALE BEACH BLVD.
NA
PEMBROKE PARK, FL 33023

Current Mailing Address:

2965 NE 185 STREET
1519
AVENTURA, FL 33180 US

FEI Number: 59-1423660

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

HERMAN, ALISON
2965 NE 185 STREET
1519
AVENTURA, FL 33180 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title P, T/S
Name HERMAN, ALISON
Address 2965 NE 185 STREET
1519
City-State-Zip: AVENTURA FL 33180

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ALISON P HERMAN

PRESIDENT/T/S

02/28/2020

Electronic Signature of Signing Officer/Director Detail

Date

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
SOUTHEAST GRAPHICS INC	)	CASE NO. 5184
Respondent	)	

AFFIDAVIT OF SERVICE

TO BE SERVED: SOUTHEAST GRAPHICS INC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: SOUTHEAST GRAPHICS INC AT 3:07 P.M. ON THE 2 DAY OF JUNE 2021.

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

TYPE OF SERVICE

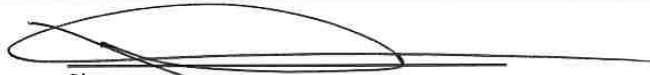
- () **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF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



AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of June 2021, by TERESSA MALCOLM as Code Enforcement Officer for the Town of Pembroke Park.



Signature

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



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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/25/2021

Sent To:
SOUTHEAST GRAPHICS INC %
MARY H PARKER
134 ELYSIUM DR
ROYAL PALM BEACH, FL 33411

Case #:
5184

Property Owner:
SOUTHEAST GRAPHICS INC %
MARY H PARKER
134 ELYSIUM DR
ROYAL PALM BEACH, FL 33411

Certified Mail #:

Property Description:
514230090280

Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18 E 10.95, 18 A E 10.95, 19,
19A, 20, 20A, 21, 21A, 22 W 11.22 A W 11 BLK
40

AKA:
3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

06/02/2021 03:08

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 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 AND FORMAL HEARING

Date:

05/25/2021

Sent To:

SOUTHEAST GRAPHICS INC %
MARY H PARKER

134 ELYSIUM DR
ROYAL PALM BEACH, FL 33411

Case #:

5184

Property Owner:

SOUTHEAST GRAPHICS INC %
MARY H PARKER

134 ELYSIUM DR
ROYAL PALM BEACH, FL 33411

Certified Mail #:

Property Description:

514230090280

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18 E 10.95, 18 A E 10.95, 19,
19A, 20, 20A, 21, 21A, 22 W 11, 22 A W 11 BLK
40

AKA:

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (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. perimeter hedges	15
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.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
SIGNS AND ADVERTISING	Sec. 21-22 (d) - Nonconforming signs	(d) If any nonconforming sign is damaged by any cause and the cost of repairing the sign equals fifty (50) percent or more of the original invoiced cost of the sign, then its classification as a nonconforming sign under this section shall be automatically revoked and repairs shall be made so that the sign shall meet all the requirements of this article	15

1. Abandon pole sign. Property owner will need to remove pole sign
2. Exterior maintenance of building. Property owner will need to clean and paint building
3. Hedges along Hallandale Beach Blvd. are dead/dying. Hedges around property are overgrown. Property owner will need to replace and maintain hedges around entire property.
4. Overgrown trees in back of property. Property owner will need to trim and maintain trees around property.
5. Buffer wall in back of property needs to be in good state of repair. Property owner will need to clean and repaint buffer wall.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 23rd day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

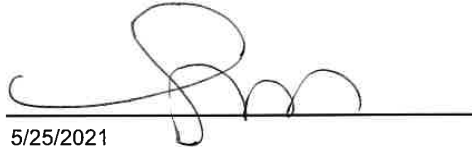
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Teressa Malcolm

Code Enforcement Officer



5/25/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

SOUTHEAST GRAPHICS INC %
MARY H PARKER

134 ELYSIUM DR
ROYAL PALM BEACH, FL 33411

Case #:

5184

Property Owner:

SOUTHEAST GRAPHICS INC %
MARY H PARKER

134 ELYSIUM DR
ROYAL PALM BEACH, FL 33411

Certified Mail #:

Property Description:

514230090280

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18 E 10.95, 18 A E 10.95, 19,
19A, 20, 20A, 21, 21A, 22 W 11, 22 A W 11 BLK
40

AKA:

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

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4. Overgrown trees in back of property. Property owner will need to trim and maintain trees around property.
5. Buffer wall in back of property needs to be in good state of repair. Property owner will need to clean and repaint buffer wall.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM.

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

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

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

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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.

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

Teressa Malcolm

Code Enforcement Officer



5/25/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
SOUTHEAST GRAPHICS INC % MARY H PARKER 134 ELYSIUM DR ROYAL PALM BEACH, FL 33411	5184	06/25/2020
Property Owner:	Property Description:	Certified Mail #:
SOUTHEAST GRAPHICS INC % MARY H PARKER 134 ELYSIUM DR ROYAL PALM BEACH, FL 33411	514230090280	
Legal Description:	AKA:	
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95, 18 A E 10.95, 19, 19A, 20, 20A, 21, 21A, 22 W 11, 22 A W 11 BLK 40	3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (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.	15

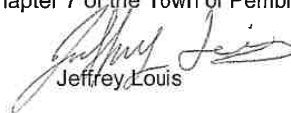
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
SIGNS AND ADVERTISING	Sec. 21-22 (d) - Nonconforming signs	(d) If any nonconforming sign is damaged by any cause and the cost of repairing the sign equals fifty (50) percent or more of the original invoiced cost of the sign, then its classification as a nonconforming sign under this section shall be automatically revoked and repairs shall be made so that the sign shall meet all the requirements of this article	15

Notes/Mean of Correction:

1. Abandon pole sign. Property owner will need to remove pole sign
2. Exterior maintenance of building. Property owner will need to clean and paint building
3. Hedges along Hallandale Beach Blvd. are dead/dying. Hedges around property are overgrown. Property owner will need to replace and maintain hedges around entire property.
4. Overgrown trees in back of property. Property owner will need to trim and maintain trees around property.
5. Buffer wall in back of property needs to be in good state of repair. Property owner will need to clean and repaint buffer wall.

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

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


Jeffrey Louis

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/29/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

SOUTHEAST GRAPHICS INC % MARY H
PARKER
3520 W. HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023
NOV #5184

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/29/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

Sent To:

SOUTHEAST GRAPHICS INC %
MARY H PARKER

134 ELYSIUM DR
ROYAL PALM BEACH, FL 33411

Case #:

5184



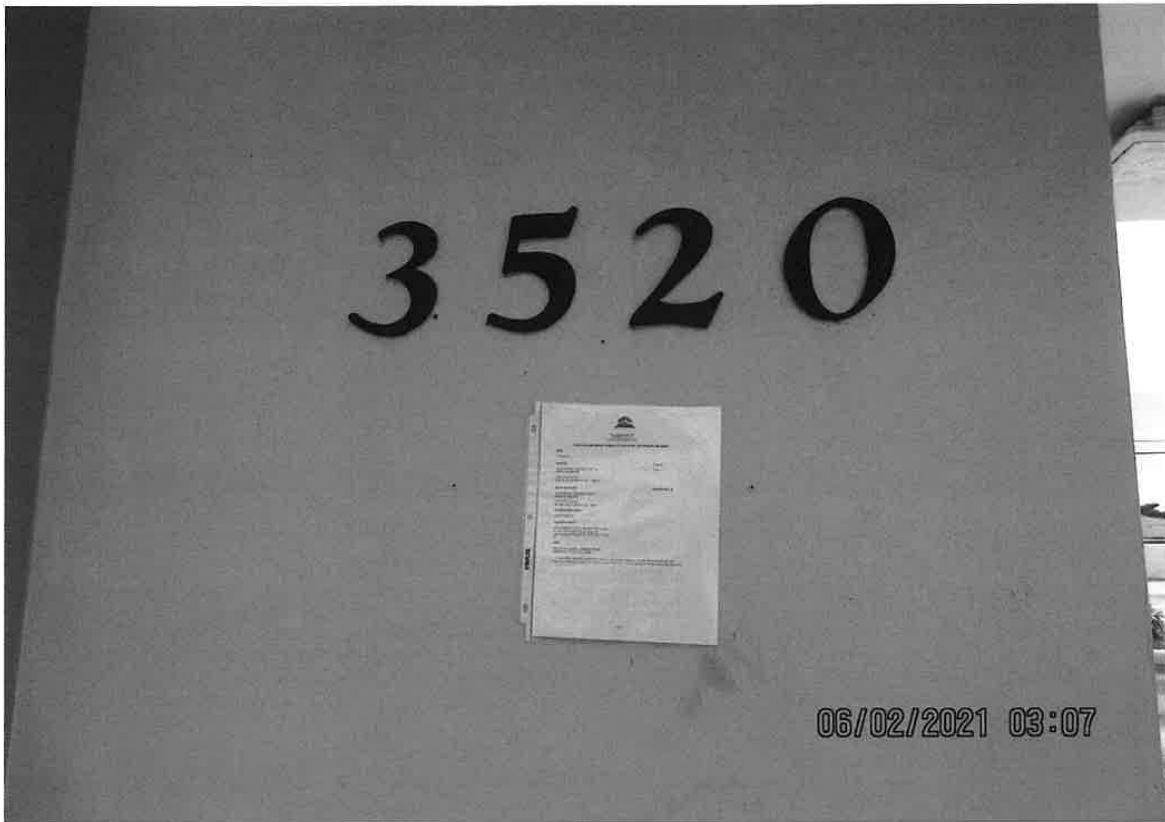
















Case Overview

Property/Incident Information

Owner	Address	Site Address
3180 PEMBROKE LLC	2125 BISCAYNE BLVD #508A MIAMI, FL 33137	3180 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #Moi Gas Station

Legal Description

Case Status	Open	Case #	5185	Date Next Inspection	6/16/2021
-------------	------	--------	------	----------------------	-----------

Notes

1. Neon/LED Lights around window. Neon lights are prohibited in Town. Property/Business owner will need to remove lights around window.
2. neon signs in window. neon signs are prohibited in Town except for 1 (one) open neon sign. Property owner will need to remove neon signs in window.
3. banner on dumpster enclosure. banner signs are prohibited in Town. Property owner/Business owner will need to remove banner.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/25/2020		Notice of Violation	Hand
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 6/16/2021

7021 0350 0001 0298 0105

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (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 Fee

\$

7.18

Sent To

JOSHUA BENNETT

500 SE 18 CT

FT. LAUDERDALE, FL 33316

NOH # 5185

City, State, ZIP+4®

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 0350 0001 0297 5569

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postage

\$

0.71

Total Postage and Fee

\$

7.18

Sent To

3180 PEMBROKE LLC

3180 W HALLANDALE BEACH BLVD

PEMBROKE PARK, FL 33023

NOH # 5185

City, State, ZIP+4®

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 0350 0001 0298 0082

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (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 Fee

\$

7.18

Sent To

3180 PEMBROKE LLC

3180 W HALLANDALE BEACH BLVD

PEMBROKE PARK, FL 33023

NOH # 5185

City, State, ZIP+4®

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 0350 0001 0298 0099

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (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 Fee

\$

7.18

Sent To

3180 PEMBROKE LLC

2125 BISCAYNE BLVD #508A

MIAMI, FL 33137

NOH # 5185

City, State, ZIP+4®

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 0350 0001 0297 5576

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fee	\$ 9.71
Sent To	JOSHUA BENNETT
Street and Apt. No., or	500 SE 18 CT
City, State, ZIP+4®	FT. LAUDERDALE, FL 33316
	NOH # 5185
PS Form 3800, April 2015 PSN 7530-02-000-9007 See Reverse for Instructions	

7021 0350 0001 0297 6375

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.31
Total Postage and Fee	\$ 7.18
Sent To	3180 PEMBROKE LLC
Street and Apt. No., or	2125 BISCAYNE BLVD #508A
City, State, ZIP+4®	MIAMI, FL 33137
	NOH # 5185
PS Form 3800, April 2015 PSN 7530-02-000-9007 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:

JOSHUA BENNETT
500 SE 18 CT
FT. LAUDERDALE, FL 33316
NOH # 5185



9590 9402 6610 1028 7094 19

2. Article Number (Transfer from service label)

7021 0350 0001 0297 5576

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Joshua Bennett

☒ Agent☐ Addressee

B. Received by (Printed Name)

JL 1613 C19

C. Date of Delivery

5/28/21

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

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Mail Restricted Delivery (over \$500) | |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JOSHUA BENNETT
500 SE 18 CT
FT. LAUDERDALE, FL 33316
NOH # 5185



9590 9402 6610 1028 6956 13

2. Article Number (Transfer from service label)

7021 0350 0001 0298 0105

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Joshua Bennett

☒ Agent☐ Addressee

B. Received by (Printed Name)

JL 1613 C19

C. Date of Delivery

6/7/21

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

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Mail Restricted Delivery (over \$500) | |



PROPERTY SUMMARY

Tax Year: 2021	Property Use: 26 - Service stations	Deputy Appraiser: Commercial Department
Property Id: 514230090011	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: 3180 PEMBROKE LLC	Adj. Bldg. S.F: 1548	Email: commercialtrim@bcpa.net
Mailing Address: 2125 BISCAYNE BLVD #508A MIAMI, FL 33137	Bldg Under Air S.F:	Zoning : B-1 - BUSINESS DISTRICT
Physical Address: 3180 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33023	Effective Year: 1981	Abbr. Legal Des.: LAKE FOREST SEC 4 RESUB
	Year Built: 1959	POR 43-45 B TR S N 115 BLK 37
	Units/Beds/Baths: 0 / /	

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

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$127,990	\$1,065,860	0	\$1,193,850	\$1,193,850	
2020	\$127,990	\$1,066,150	0	\$1,194,140	\$1,194,140	\$25,771.70
2019	\$127,990	\$518,110	0	\$646,100	\$646,100	\$14,106.95

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,193,850	\$1,193,850	\$1,193,850	\$1,193,850
Portability	0	0	0	0
Assessed / SOH	\$1,193,850	\$1,193,850	\$1,193,850	\$1,193,850
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,193,850	\$1,193,850	\$1,193,850	\$1,193,850

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
06/18/2019	Warranty Deed	\$1,800,000	115899927	\$11.25	11,377 SqFt	Square Foot
	Disqualified Sale					
06/27/2014	Warranty Deed	\$600,000	112378415			
	Qualified Sale					
06/30/2009	Warranty Deed	\$300,000	46380 / 1028			
	Qualified Sale					
10/16/2007	Special Warranty Deed	\$425,000	44877 / 1161			
	Disqualified Sale					
09/15/2004	Special Warranty Deed	\$800,000	38903 / 570			

LAND CALCULATIONS

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514230090810	04/09/2021	Multi Warranty Deed	Excluded Sale	\$5,324,000	117282647	4711 SW 31 DR WEST PARK, FL 33023
514230090020	10/07/2020	Special Warranty Deed	Qualified Distressed Sale	\$275,000	116879498	3211 SW 32 AVE WEST PARK, FL 33023
514230090070	09/21/2020	Quit Claim Deed	Non-Sale Title Change	\$45,000	116770194	3111 SW 32 AVE WEST PARK, FL 33023
514230090591	06/18/2020	Warranty Deed	Disqualified Sale	\$34,800	116576856	W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023
514230090011	06/18/2019	Warranty Deed	Disqualified Sale	\$1,800,000	115899927	3180 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023

SPECIAL ASSESSMENTS

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

SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 8	County Comm. Name Barbara Sharief	US House Rep. District 24	US House Rep. Name Frederica Wilson
Florida House Rep. District 101	Florida House Rep. Name Marie Woodson	Florida Senator District 35	Florida Senator Name Shevrin Jones	School Board Member Ann Murray



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

Detail by Entity Name

Florida Limited Liability Company
3180 PEMBROKE LLC

Filing Information

Document Number L19000105908
FEI/EIN Number 84-1767069
Date Filed 04/17/2019
State FL
Status ACTIVE

Principal Address

2800 Biscayne Blvd
Suite 900C
MIAMI, FL 33137

Changed: 05/07/2020

Mailing Address

2800 Biscayne Blvd
Suite 900C
MIAMI, FL 33137

Changed: 05/07/2020

Registered Agent Name & Address

BENNETT, JOSHUA N
500 SE 18 Court
Fort Lauderdale, FL 33316

Address Changed: 04/30/2021

Authorized Person(s) Detail

Name & Address

Title MGR

BUONGIORNO HOLDINGS LLC
2800 Biscayne Blvd
Suite 900C
MIAMI, FL 33137

Annual Reports

Report Year	Filed Date
2020	05/07/2020
2021	04/30/2021

Document Images

04/30/2021 -- ANNUAL REPORT	View image in PDF format
05/07/2020 -- ANNUAL REPORT	View image in PDF format
04/17/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L19000105908

Entity Name: 3180 PEMBROKE LLC

Current Principal Place of Business:

2800 BISCAYNE BLVD
SUITE 900C
MIAMI, FL 33137

Current Mailing Address:

2800 BISCAYNE BLVD
SUITE 900C
MIAMI, FL 33137 US

FEI Number: 84-1767069

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BENNETT, JOSHUA N
500 SE 18 COURT
FORT LAUDERDALE, FL 33316 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name BUONGIORNO HOLDINGS LLC
Address 2800 BISCAYNE BLVD
SUITE 900C
City-State-Zip: MIAMI FL 33137

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JOSHUA BENNETT

REGISTERED AGENT

04/30/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
3180 PEMBROKE LLC	)	CASE NO. 5185
Respondent	)	

AFFIDAVIT OF SERVICE

TO BE SERVED: 3180 PEMBROKE LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3180 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: 3180 PEMBROKE LLC AT 3:49 P.M. ON THE 2 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of JUNE 2021, by TERESSA MALCOLM Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/25/2021

Sent To:
3180 PEMBROKE LLC
2125 BISCAYNE BLVD #508A
MIAMI, FL 33137

Case #:
5185

Property Owner:
3180 PEMBROKE LLC
2125 BISCAYNE BLVD #508A
MIAMI, FL 33137

Certified Mail #:

Property Description:
514230090011

Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B TR S N 115 BLK 37

AKA:
3180 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #Moll Gas
Station

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

06/02/2021 03:49



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

3180 PEMBROKE LLC

2125 BISCAYNE BLVD#508A
MIAMI, FL 33137

Case #:

5185

Property Owner:

3180 PEMBROKE LLC

2125 BISCAYNE BLVD#508A
MIAMI, FL 33137

Certified Mail #:

Property Description:

514230090011

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B TR S N 115 BLK 37

AKA:

3180 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #Moi Gas
Station

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Neon/LED Lights around window. Neon lights are prohibited in Town. Property/Business owner will need to remove lights around window.
2. neon signs in window. neon signs are prohibited in Town except for 1 (one) open neon sign. Property owner will need to remove neon signs in window.
3. banner on dumpster enclosure. banner signs are prohibited in Town. Property owner/Business owner will need to remove banner.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 23rd day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

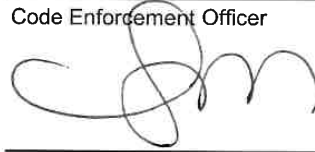
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Teressa Malcolm

Code Enforcement Officer

A handwritten signature in black ink, appearing to be 'T. Malcolm', written over a horizontal line.

5/25/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

3180 PEMBROKE LLC

2125 BISCAYNE BLVD #508A
MIAMI, FL 33137

Case #:

5185

Property Owner:

3180 PEMBROKE LLC

2125 BISCAYNE BLVD #508A
MIAMI, FL 33137

Certified Mail #:

Property Description:

514230090011

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B TR S N 115 BLK 37

AKA:

3180 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #Moi Gas
Station

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Neon/LED Lights around window. Neon lights are prohibited in Town. Property/Business owner will need to remove lights around window.
2. neon signs in window. neon signs are prohibited in Town except for 1 (one) open neon sign. Property owner will need to remove neon signs in window.
3. banner on dumpster enclosure. banner signs are prohibited in Town. Property owner/Business owner will need to remove banner.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM.

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

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

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

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

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

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Teresa Malcolm

Code Enforcement Officer

A handwritten signature in black ink, appearing to be 'T. Malcolm', written over a horizontal line.

5/25/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: 3180 PEMBROKE LLC
2125 BISCAYNE BLVD #508A
MIAMI, FL 33137

Case #: 5185

Date: 06/25/2020

Property Owner: 3180 PEMBROKE LLC
2125 BISCAYNE BLVD #508A
MIAMI, FL 33137

Property Description: 514230090011

Certified Mail #:

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45
B TR S N 115 BLK 37

AKA: 3180 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #Moi Gas
Station

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

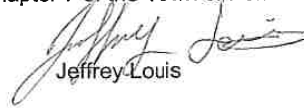
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs,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

Notes/Mean of Correction:

1. Neon/LED Lights around window. Neon lights are prohibited in Town. Property/Business owner will need to remove lights around window.
2. neon signs in window. neon signs are prohibited in Town except for 1 (one) open neon sign. Property owner will need to remove neon signs in window.
3. banner on dumpster enclosure. banner signs are prohibited in Town. Property owner/Business owner will need to remove banner.

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

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


Jeffrey Louis

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/29/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

MOIL GAS STATION
3180 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

NOV #5185

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/29/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

Case #:

3180 PEMBROKE LLC

5185

2125 BISCAYNE BLVD #508A
MIAMI, FL 33137











Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK LAKES INC	PO BOX 260490 PEMBROKE PINES, FL 33026	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Pembroke Park Lakes

Legal Description

Case Status	Open	Case #	5186	Date Next Inspection	6/16/2021
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Notes

1. Damaged fence along Hallandale Beach Blvd. Property owner will need to repair fence with proper permits from Building Department.
2. Damaged sign removed without Building Permit. Property owner will need to obtain building permit for damaged sign.

Double permit fee has been assessed to violation.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/25/2020		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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: 6/16/2021
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 6/16/2021

7021 0350 0001 0297 6382

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

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

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

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

Postage
 \$ 0.51

Total Postage and Fee
 \$ 7.18

Sent To
 PEMBROKE PARK LAKES INC
 PO BOX 260490
 Street and Apt. No.,
 PEMBROKE PINES, FL 33026
 City, State, ZIP+4®
 NOH #5186

Postmark
 Here
 MAY 26 2021
 WEST HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0298 0112

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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 Fee
 \$ 7.18

Sent To
 PEMBROKE PARK LAKES INC
 PO BOX 260490
 Street and Apt. No.,
 PEMBROKE PINES, FL 33026
 City, State, ZIP+4®
 NOH #5186

Postmark
 Here

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

7021 0350 0001 0298 0129

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 0.51

Total Postage and Fee
 \$ 7.18

Sent To
 PEMBROKE PARK LAKES INC
 96 W LAKE DRIVE
 Street and Apt. No.,
 PEMBROKE PARK, FL 33009
 City, State, ZIP+4®
 NOH # 5186

Postmark
 Here

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

7021 0350 0001 0298 0136

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
 \$ 0.51

Total Postage and Fee
 \$ 7.18

Sent To
 ALAN GLASER
 11900 BISCAYNE BLVD # 807
 Street and Apt. No.,
 MIAMI, FL 33181
 City, State, ZIP+4®
 NOH # 5186

Postmark
 Here

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

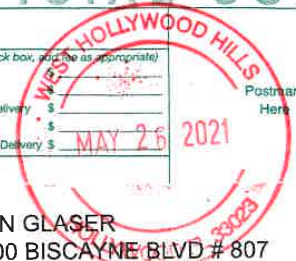
7021 0350 0001 0247 6399

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.41
Total Postage and Fees	\$ 7.18
Sent To	PEMBROKE PARK LAKES INC
Street and Apt. No., or	96 W LAKE DRIVE
City, State, ZIP+4®	PEMBROKE PARK, FL 33009
	NOH # 5186
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for instructions	



7019 2280 0002 0486 2379

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.41
Total Postage and Fees	\$ 7.18
Sent To	ALAN GLASER
Street and Apt. No.	11900 BISCAYNE BLVD # 807
City, State, ZIP+4®	MIAMI, FL 33181
	NOH # 5186
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for instructions	



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE PARK LAKES INC 96 W LAKE DRIVE PEMBROKE PARK, FL 33009 NOH # 5186		B. Received by (Printed Name) <i>W. E. [Signature]</i> C. Date of Delivery <i>6-1-20</i>	
2. Article Number (Transfer from service label) 7021 0350 0001 0298 0129		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 6610 1028 6955 90		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Signature Confirmation Restricted Delivery ☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>COVID 19</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: ALAN GLASER 11900 BISCAYNE BLVD # 807 MIAMI, FL 33181 NOH # 5186		B. Received by (Printed Name) <i>Alan Glaser</i> C. Date of Delivery <i>5/26</i>	
2. Article Number (Transfer from service label) 7019 2280 0002 0486 2379		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 6610 1028 7093 72		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Signature Confirmation Restricted Delivery ☐ Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ALAN GLASER
11900 BISCAYNE BLVD # 807
MIAMI, FL 33181
NOH # 5186



9590 9402 6610 1028 6955 83

2. Article Number (Transfer from service label)

7021 0350 0001 0298 0136

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery (00)

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026 NOH # 3186 9590 9402 6610 1028 6956 06 2. Article Number (Transfer from service label) 7021 0350 0001 0298 0112		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>W. C. Schum</i> C. Date of Delivery <i>6/8/21</i> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery	

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



PROPERTY SUMMARY

Tax Year: 2021	Property Use: 28 - Parking lots (commercial or patron), mobile home parks	Deputy Appraiser: Commercial Department
Property Id: 514229000223	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: PEMBROKE PARK LAKES INC	Adj. Bldg. S.F: 303	Email: commercialtrim@bcpa.net
Mailing Address: PO BOX 260490 PEMBROKE PINES, FL 33026	Bldg Under Air S.F:	Zoning : T-1 - TRAILER PARK DISTRICT
Physical Address: 3196 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33009-5145	Effective Year: 2021	Abbr. Legal Des.: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB
	Year Built: 2020	
	Units/Beds/Baths: 0 / /	

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

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$6,800,510	\$74,990	0	\$6,875,500	\$4,395,000	
2020	\$6,800,510	0	0	\$6,800,510	\$3,927,290	\$103,448.85
2019	\$3,570,270	0	0	\$3,570,270	\$3,570,270	\$77,953.29

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$6,875,500	\$6,875,500	\$6,875,500	\$6,875,500
Portability	0	0	0	0
Assessed / SOH	\$4,395,000	\$4,395,000	\$4,395,000	\$4,395,000
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$4,395,000	\$6,875,500	\$4,395,000	\$4,395,000

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/01/1965	Warranty Deed	\$270,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$10.00	680,051 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514229000280	12/03/2019	Warranty Deed	Qualified Sale	\$675,000	116225744	3250 S 31 WAY PEMBROKE PARK, FL 33009
514229000101	11/01/2019	Warranty Deed	Qualified Sale	\$3,350,000	116152085	2801 S PARK RD PEMBROKE PARK, FL 33009
514229000056	10/09/2019	Warranty Deed	Qualified Sale	\$675,000	116105788	2589 S PARK LN PEMBROKE PARK, FL 33009
514229000058	05/10/2019	Warranty Deed	Disqualified Sale	\$1,800,000	115807445	2533 S PARK RD PEMBROKE PARK, FL 33009
514229000310	03/02/2018	Multi Special Warranty Deed	Excluded Sale	\$2,200,000	114933541	COUNTRY CLUB LN PEMBROKE PARK, FL 33009

SPECIAL ASSESSMENTS

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

SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 8	County Comm. Name Barbara Sharief	US House Rep. District 24	US House Rep. Name Frederica Wilson
Florida House Rep. District 101	Florida House Rep. Name Marie Woodson	Florida Senator District 35	Florida Senator Name Shevrin Jones	School Board Member Ann Murray



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number 267214
FEI/EIN Number 59-1038941
Date Filed 02/15/1963
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 01/27/2015

Principal Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Mailing Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Registered Agent Name & Address

GLASER, ALLAN M., ESQ.
11900 BISCAYNE BLVD.
#807
MIAMI, FL 33181

Name Changed: 01/27/2015

Address Changed: 04/04/1995

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1701 W HILLSBORO BLVD, # 201
DEERFIELD BEACH, FL 33442

Title PSD

CASTELLANO, WILLIAM
1701 W HILLSBORO BLVD. #201
DEERFIELD BEACH, FL 33442

Annual Reports

Report Year	Filed Date
2019	02/21/2019
2020	01/22/2020
2021	02/11/2021

Document Images

02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/02/2004 -- ANNUAL REPORT	View image in PDF format
04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format
04/04/1995 -- ANNUAL REPORT	View image in PDF format

2021 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 267214

Entity Name: PEMBROKE PARK LAKES, INC.

Current Principal Place of Business:

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Current Mailing Address:

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442 US

FEI Number: 59-1038941

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

GLASER, ALLAN M., ESQ.
11900 BISCAYNE BLVD.
#807
MIAMI, FL 33181 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ALLAN GLASER ESQ.

02/11/2021

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PSTD
Name CASTELLANO, MARK
Address 1701 W HILLSBORO BLVD, # 201
City-State-Zip: DEERFIELD BEACH FL 33442

Title PSD
Name CASTELLANO, WILLIAM
Address 1701 W HILLSBORO BLVD. #201
City-State-Zip: DEERFIELD BEACH FL 33442

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MARK CASTELLANO

PSTD

02/11/2021

Electronic Signature of Signing Officer/Director Detail

Date

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CASE NO. 5186

PEMBROKE PARK LAKES INC)
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK LAKES INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC AT 3:18 P.M. ON THE 2 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

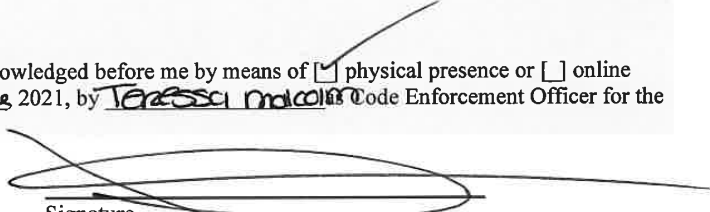
(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.



AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of June 2021, by Teressa Malcolm Code Enforcement Officer for the Town of Pembroke Park.

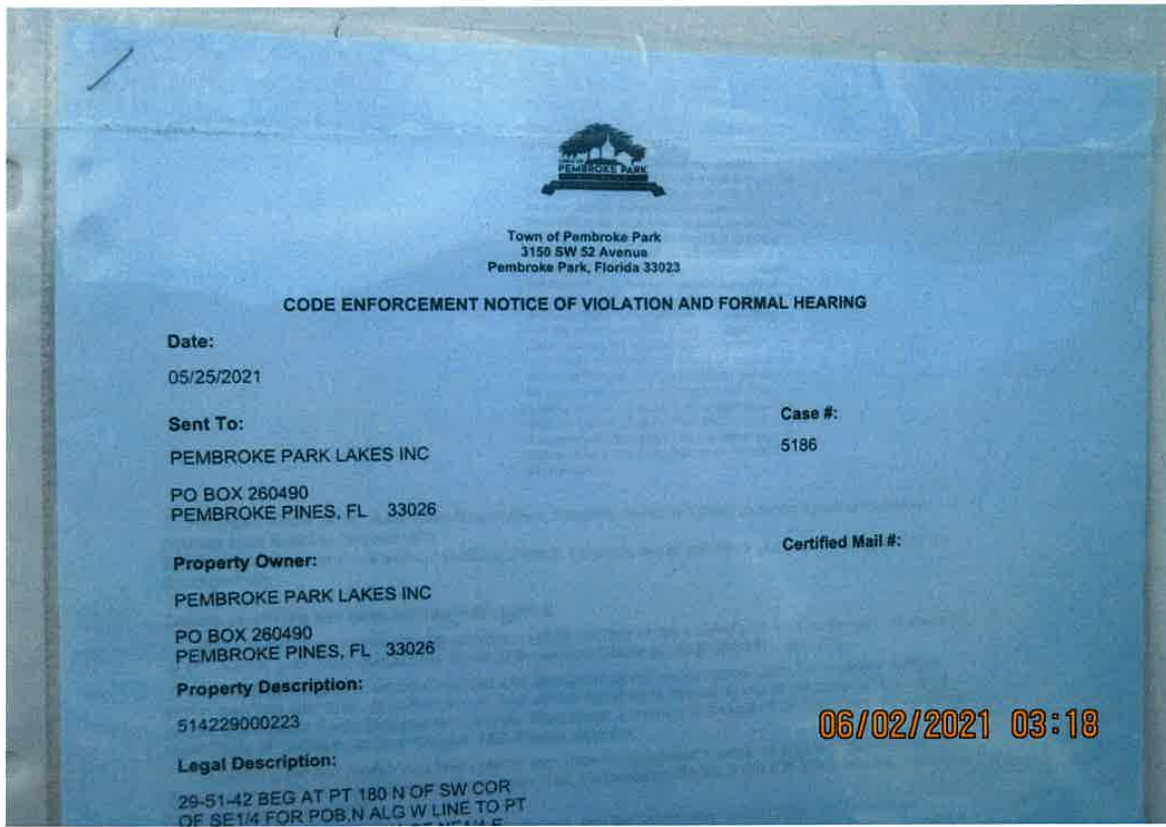


Signature

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



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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

5186

Property Owner:

PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB,N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250,S 150,W 100,S 520,E 210, SE1/4 ALG
CURVE 188.5,S 60 SWLY ALG CURVE
188.5,W 210,S 2839 M/L TO PT 180 N OF
S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Pembroke
Park Lakes

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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.	15

Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...

1. Damaged fence along Hallandale Beach Blvd. Property owner will need to repair fence with proper permits from Building Department.
2. Damaged sign removed without Building Permit. Property owner will need to obtain building permit for damaged sign.

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 Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 23rd day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

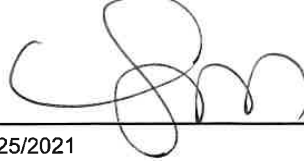
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Teressa Malcolm

Code Enforcement Officer

A handwritten signature in black ink, appearing to be 'Teressa', written over a horizontal line.

5/25/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

5186

Property Owner:

PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB,N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250,S 150,W 100,S 520,E 210, SE1/4 ALG
CURVE 188.5,S 60 SWLY ALG CURVE
188.5,W 210,S 2839 M/L TO PT 180 N OF
S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Pembroke
Park Lakes

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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.	15

Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...

1. Damaged fence along Hallandale Beach Blvd. Property owner will need to repair fence with proper permits from Building Department.
2. Damaged sign removed without Building Permit. Property owner will need to obtain building permit for damaged sign.

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 Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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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 Special Magistrate in writing at least five working days before the Hearing.

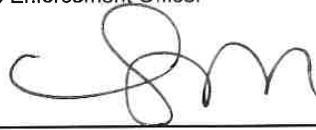
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

Teressa Malcolm

Code Enforcement Officer

A handwritten signature in black ink, appearing to be 'T. Malcolm', written over a horizontal line.

5/25/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

5186

Date:

06/25/2020

Property Owner:

PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026

Property Description:

514229000223

Certified Mail #:

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB,N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250,S 150,W 100,S 520,E 210, SE1/4 ALG
CURVE 188.5,S 60 SWLY ALG CURVE
188.5,W 210,S 2839 M/L TO PT 180 N OF
S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Pembroke
Park Lakes

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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.	15

SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	15
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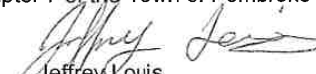
Notes/Mean of Correction:

1. Damaged fence along Hallandale Beach Blvd. Property owner will need to repair fence with proper permits from Building Department.
2. Damaged sign removed without Building Permit. Property owner will need to obtain building permit for damaged sign.

Double permit fee has been assessed to violation.

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

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


Jeffrey Louis

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

Hasler FIRST-CLASS MAIL

06/29/2020

US POSTAGE \$000.50



ZIP 33023
011D10656896

Sent To:

PEMBROKE PARK LAKES INC.
PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

5186









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 #Sundrift Apartments

Legal Description

Case Status	Case #	Date Next Inspection
Open	5195	6/16/2021

Notes

1. Building Maintenance. Building needs to be repainted. Property owner will need to paint building on west side of building.
2. Dead/Dying Palm tree in front of property. Property owner will need to replace tree in accordance to Town Ordinance 27-42.
3. Exterior lights. Exterior light on top of Building installed without permits. Property owner will need to obtain electrical permits for lights.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/25/2020		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail Hand

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: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 6/16/2021

Case Overview

BUILDING AND
BUILDING
REGULATIONS

Sec. 5-2. - Nonresidential
commercial buildings,
owner's responsibilities
(a)

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

Not in Compliance -
Reinspection Date:
6/16/2021

7019 2280 0002 0486 2393

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 0.31

Total Postage and Fee
 \$ 7.18

Sent To
 JEFFREY FEINBERG
 4651 SHERIDAN ST SUITE 200
 HOLLYWOOD, FL 33021
 City, State, ZIP+4®
 NOH # 5195

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

7019 2280 0002 0486 2386

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 0.31

Total Postage and Fee
 \$ 7.18

Sent To
 ARDEVCO LLC
 3181 W HALLANDALE BEACH BLVD
 #300
 PEMBROKE PARK, FL 33009
 City, State, ZIP+4®
 NOH # 5195

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

7021 0350 0001 0298 0150

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

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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 Fee
 \$ 7.18

Sent To
 JEFFREY FEINBERG
 4651 SHERIDAN ST SUITE 200
 HOLLYWOOD, FL 33021
 City, State, ZIP+4®
 NOH # 5195

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

7021 0350 0001 0298 0143

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 0.51

Total Postage and Fee
 \$ 7.18

Sent To
 ARDEVCO LLC
 3181 W HALLANDALE BEACH BLVD
 #300
 PEMBROKE PARK, FL 33009
 City, State, ZIP+4®
 NOH # 5195

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:

JEFFREY FEINBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021
NOH # 5195



9590 9402 6610 1028 6955 69

2. Article Number (Transfer from service label)

7021 0350 0001 0298 0150

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C19 2138

C. Date of Delivery

6/2/21

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

Mail

Mail Restricted Delivery

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JEFFREY FEINBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021
NOH # 5195



9590 9402 6610 1028 7093 58

2. Article Number (Transfer from service label)

7019 2280 0002 0486 2393

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C19 2138

C. Date of Delivery

5/28/21

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

Mail

Mail Restricted Delivery

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

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1. Article Addressed to:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH # 5195



9590 9402 6610 1028 7093 65

2. Article Number (Transfer from service label)

7019 2280 0002 0486 2386

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Y. L. R. 7C19

☐ Agent☐ Addressee

B. Received by (Printed Name)

ARDEVCO

C. Date of Delivery

5-28-20

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

3. Service Type

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

Mail

Mail Restricted Delivery

(0)

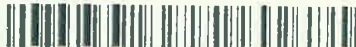
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3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH # 5195



9590 9402 6610 1028 6955 76

2. Article Number (Transfer from service label)

7021 0350 0001 0298 0143

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Y. L. R. 7C19

☐ Agent☐ Addressee

B. Received by (Printed Name)

ARDEVCO

C. Date of Delivery

6-1-2021

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

3. Service Type

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

Mail

Mail Restricted Delivery

(0)

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

Domestic Return Receipt



PROPERTY SUMMARY

Tax Year: 2021	Property Use: 03 - Multi-family - 10 units or more	Deputy Appraiser: Commercial Department
Property Id: 514229000111	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: ARDEVCO LLC	Adj. Bldg. S.F: 28751	Email: commercialtrim@bcpa.net
Mailing Address: 3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	Bldg Under Air S.F:	Zoning : RM-25 - MEDIUM HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL
Physical Address: 3181 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33009	Effective Year: 1973	Abbr. Legal Des.: 29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 8248 LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4
	Year Built: 1972	
	Units/Beds/Baths: 32 / /	

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

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$338,330	\$3,130,010	0	\$3,468,340	\$3,468,340	
2020	\$338,330	\$3,058,310	0	\$3,396,640	\$3,396,640	\$73,305.60
2019	\$338,330	\$3,058,310	0	\$3,396,640	\$3,396,640	\$74,162.24

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	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
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$3,468,340	\$3,468,340	\$3,468,340	\$3,468,340

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
02/28/2018	Quit Claim Deed Non-Sale Title Change	\$100	115044482	\$9.00	37,592 SqFt	Square Foot
07/14/2015	Warranty Deed Qualified Sale	\$3,000,000	113121896			
01/09/1995	Warranty Deed	\$1,000,000	23121 / 797			
05/01/1974	Quit Claim Deed	\$400,000	1160 / 767			
09/01/1971	Warranty Deed	\$156,000				

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514229000280	12/03/2019	Warranty Deed	Qualified Sale	\$675,000	116225744	3250 S 31 WAY PEMBROKE PARK, FL 33009
514229000101	11/01/2019	Warranty Deed	Qualified Sale	\$3,350,000	116152085	2801 S PARK RD PEMBROKE PARK, FL 33009
514229000056	10/09/2019	Warranty Deed	Qualified Sale	\$675,000	116105788	2589 S PARK LN PEMBROKE PARK, FL 33009
514229000058	05/10/2019	Warranty Deed	Disqualified Sale	\$1,800,000	115807445	2533 S PARK RD PEMBROKE PARK, FL 33009
514229000310	03/02/2018	Multi Special Warranty Deed	Excluded Sale	\$2,200,000	114933541	COUNTRY CLUB LN PEMBROKE PARK, FL 33009

SPECIAL ASSESSMENTS									SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	Lake Forest Elementary: C Mcnicol Middle: C Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray



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

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

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L18000021942

Entity Name: ARDEVCO, LLC

Current Principal Place of Business:

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Current Mailing Address:

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

FEI Number: 82-4464614

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title AMBR
Name GARONE, ANTHONY
Address 3181 W. HALLANDALE BEACH BLVD.,
#300
City-State-Zip: HALLANDALE BEACH FL 33009

Title AMBR
Name D'ELIA, ROCCO
Address 3181 W. HALLANDALE BEACH BLVD.,
#300
City-State-Zip: HALLANDALE BEACH FL 33009

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROCCO D'ELIA

PARTNER

03/12/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ARDEVCO LLC)

Respondent

CASE NO. 5195

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 3:44 P.M. ON THE 2 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

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



AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of June, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

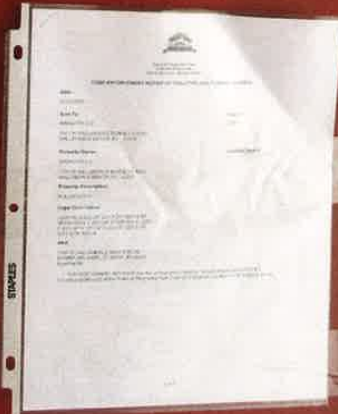
Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____



LUCIE MARIE MANZEROLL
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Service

300

Office



06/02/2021 03:44

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5195

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 #Sundrift
Apartments

06/02/2021 03:44

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 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 AND FORMAL HEARING

Date:

05/25/2021

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5195

Property Owner:

ARDEVCO LLC

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HALLANDALE BEACH, FL 33009

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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 #Sundrift
Apartments

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (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.	15
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...	15

1. Building Maintenance. Building needs to be repainted. Property owner will need to paint building on west side of building.
2. Dead/Dying Palm tree in front of property. Property owner will need to replace tree in accordance to Town Ordinance 27-42.
3. Exterior lights. Exterior light on top of Building installed without permits. Property owner will need to obtain electrical permits for lights.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

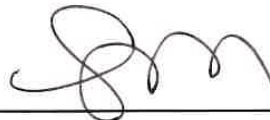
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Teresa Malcolm

Code Enforcement Officer



5/25/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5195

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

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NE1/4 LESS S 50 FOR ST RD 824 & LESS
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NW1/4 OF NE1/4

AKA:

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Apartments

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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.	15
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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 Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 23rd day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

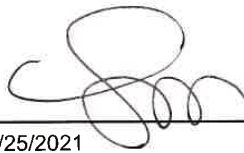
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Teressa Malcolm

Code Enforcement Officer



5/25/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5195

Date:

06/25/2020

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Property Description:

514229000111

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 & 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 #Sundrift
Apartments

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (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.	15

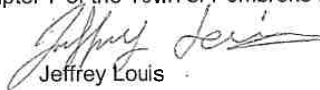
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply 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...	15
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Notes/Mean of Correction:

1. Building Maintenance. Building needs to be repainted. Property owner will need to paint building on west side of building.
2. Dead/Dying Palm tree in front of property. Property owner will need to replace tree in accordance to Town Ordinance 27-42.
3. Exterior lights. Exterior light on top of Building installed without permits. Property owner will need to obtain electrical permits for lights.

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

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


Jeffrey Louis

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/29/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

Sent To:

ARDEVCO LLC

Case #:

5195

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/29/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

ARDEVCO LLC
ATTN: JEFFREY FEINBERG
4651 SHERIDAN STREET SUITE 200
HOLLYWOOD, FL 33021
NOV # 5195

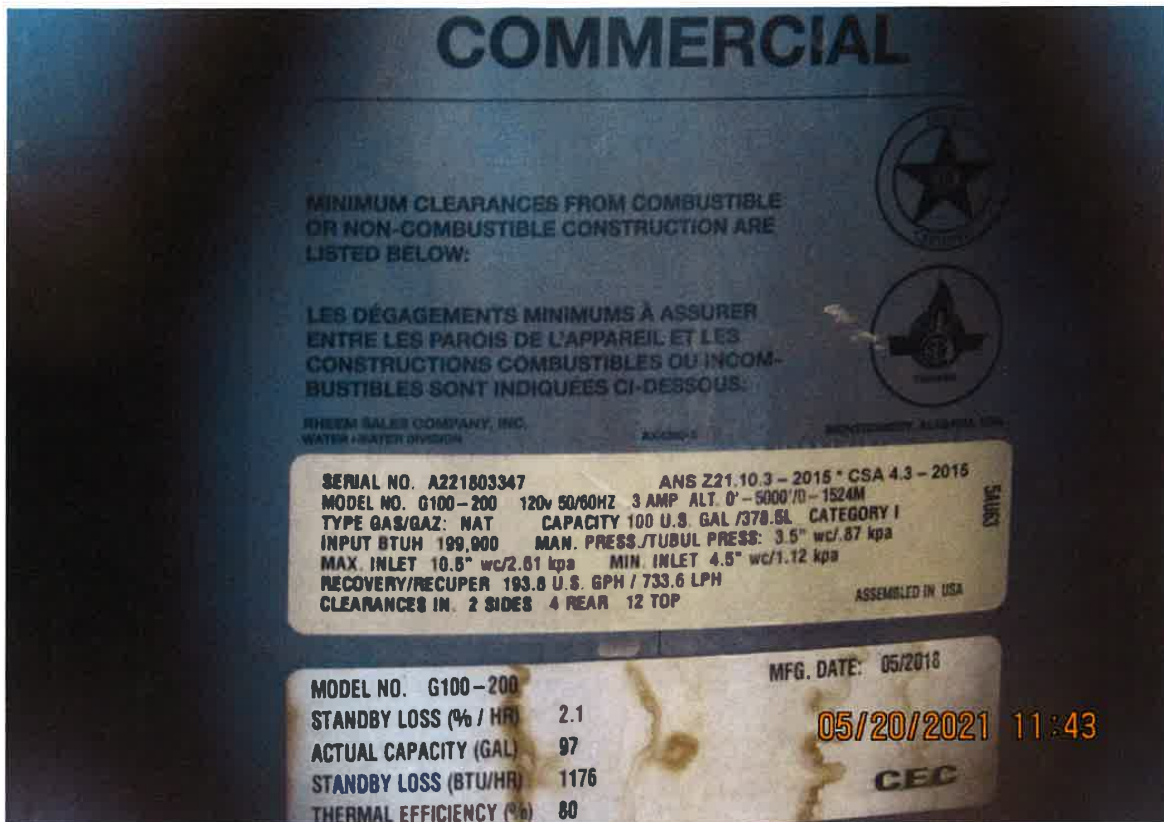






























Case Overview

Property/Incident Information

Owner	Address	Site Address
MS INVEST US LLC	7515 WESTOVER *MONTREAL QC, CA H4W 3K7	5100 SW 41 ST, PEMBROKE PARK, FL 33023 108

Legal Description

Case Status Open **Case #** 5619 **Date Next Inspection** 6/16/2021

Notes

1. Kitchen renovation done without permits. Obtain permit with plans and inspections for all kitchen work including Structural, Electrical, & Plumbing work.
2. Bathroom renovation done without permits. Obtain permit with plans and inspections.
3. Areas of Drywall were replaced without permits. Obtain permit with plans and inspections.
4. Water heater was replaced prior of obtaining a permit. Obtain permit with plans and inspections.
5. New A/c was installed prior of obtaining a permit. Obtain permit with plans and inspections.
6. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/18/2021		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 6/16/2021

7021 0350 0001 0298 0198

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

Postage
 \$ 0.51
 Total Postage
 \$ 7.18

Sent To
 ROXANA NASCO, P.A.
 2600 SO DOUGLAS ROAD SUITE 913
 CORAL GABLES, FL 33134
 City, State, ZIP+4
 NOH # 5619

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

7021 0350 0001 0298 0181

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OFFICIAL USE

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

Postage
 \$ 0.51
 Total Postage
 \$ 7.18

Sent To
 CURRENT TENANT
 5100 SW 41 ST #108
 PEMBROKE PARK, FL 33023
 City, State, ZIP+4
 NOH # 5619

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

7019 2280 0002 0486 1617

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OFFICIAL USE

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

Postage
 \$ 0.71
 Total Postage and Fee
 \$ 7.18

Sent To
 ROXANA NASCO, P.A.
 2600 SO DOUGLAS ROAD SUITE 913
 CORAL GABLES, FL 33134
 City, State, ZIP+4
 NOH # 5619

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

7019 2280 0002 0486 1600

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OFFICIAL USE

Certified Mail Fee		Postmark Here
\$		
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

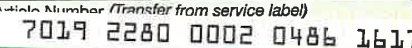
Postage
 \$ 0.71
 Total Postage
 \$ 7.18

Sent To
 CURRENT TENANT
 5100 SW 41 ST #108
 PEMBROKE PARK, FL 33023
 City, State, ZIP+4
 NOH # 5619

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: ROXANA NASCO, P.A. 2600 SO DOUGLAS ROAD SUITE 913 CORAL GABLES, FL 33134 NOH # 5619  9590 9402 6610 1028 6955 21 2. Article Number (Transfer from service label)  7021 0350 0001 0298 0198	A. Signature X <i>CH 19</i> B. Received by (Printed Name) <i>ALS 2</i> C. Date of Delivery <i>6/1/2</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation¹</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation ¹	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
☐ Adult Signature	☐ Priority Mail Express®														
☐ Adult Signature Restricted Delivery	☐ Registered Mail™														
☐ Certified Mail®	☐ Registered Mail Restricted Delivery														
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation ¹														
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery														
☐ Insured Mail															
☐ Insured Mail Restricted Delivery (over \$500)															

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: ROXANA NASCO, P.A. 2600 SO DOUGLAS ROAD SUITE 913 CORAL GABLES, FL 33134 NOH # 5619  9590 9402 6610 1028 7091 98 2. Article Number (Transfer from service label)  7019 2280 0002 0486 1617	A. Signature X B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation¹</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation ¹	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
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☐ Adult Signature Restricted Delivery	☐ Registered Mail™														
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☐ Certified Mail Restricted Delivery	☐ Signature Confirmation ¹														
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery														
☐ Insured Mail															
☐ Insured Mail Restricted Delivery (over \$500)															

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Registered No.

RE239660825US

Date Stamp

Postage \$ \$1.20	Extra Services & Fees (continued)	
Extra Services & Fees	☐ Signature Confirmation \$	
☐ Registered Mail \$ \$16.30	☐ Signature Confirmation Restricted Delivery \$	
☒ Return Receipt (hardcopy) \$ \$0.00	☐ Return Receipt (electronic) \$ \$0.00	
☐ Restricted Delivery \$ \$0.00	Total Postage & Fees \$ \$21.75	
Customer Must Declare Full Value \$ \$0.00	Received by 05/26/2021	Domestic Insurance up to \$50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

FROM	CODE DEPT
	Town of Pembroke Park
	3150 SW 52 Ave
	Pembroke Park, FL 33023
TO	MS INVEST US LLC
	7515 WESTOVER
	MONTRAL QC CA H4W 3K7
	NOH # 5619

PS Form 3800, registered mail receipt
 April 2015, PSN 7530-02-000-9051
 For domestic delivery information, visit our website at www.usps.com

Copy 1 - Customer

(See Information on Reverse)

Registered No.

RF169395985US

Date Stamp

Postage \$ \$1.20	Extra Services & Fees (continued)	
Extra Services & Fees	☐ Signature Confirmation \$	
☐ Registered Mail \$ \$16.30	☐ Signature Confirmation Restricted Delivery \$	
☐ Return Receipt (hardcopy) \$ \$4.25	☐ Return Receipt (electronic) \$ \$0.00	
☐ Restricted Delivery \$ \$0.00	Total Postage & Fees \$ \$21.75	
Customer Must Declare Full Value \$ \$0.00	Received by 05/29/2021	Domestic Insurance up to \$50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

FROM	HOLLYWOOD, FL 33021
	Town of Pembroke Park
	3150 SW 52 Ave
	Pembroke Park, FL 33023
TO	MS INVEST US LLC
	7515 WESTOVER
	MONTRAL QC CA H4W 3K7
	NOH # 5619

PS Form 3800, registered mail receipt

April 2015, PSN 7530-02-000-9051

For domestic delivery information, visit our website at www.usps.com

Copy 1 - Customer

(See Information on Reverse)



PROPERTY SUMMARY

Tax Year: 2021	Property Use: 04 - Condominium	Deputy Appraiser: Condo Department
Property Id: 514230AA0080	Millage Code: 0613	Contact Number: 954-357-6832
Property Owner/s: MS INVEST US LLC	Adj. Bldg. S.F: 810	Email: condoinfo@bcpa.net
Mailing Address: 7515 WESTOVER *MONTREAL QC CANADA H4W 3K7	Bldg Under Air S.F:	Zoning : RM-16 - MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRIC
Physical Address: 5100 SW 41 STREET # 108 PEMBROKE PARK, 33023	Effective Year: 1974	Abbr. Legal Des.: CONDADO REAL CONDO UNIT
	Year Built: 1973	108 PER CDO BK/PG: 32763/1084
	Units/Beds/Baths: 1 / 2 / 1	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$8,110	\$72,950	0	\$81,060	\$81,060	
2020	\$7,440	\$66,960	0	\$74,400	\$74,400	\$1,605.69
2019	\$6,910	\$62,180	0	\$69,090	\$69,090	\$1,508.52

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$81,060	\$81,060	\$81,060	\$81,060
Portability	0	0	0	0
Assessed / SOH	\$81,060	\$81,060	\$81,060	\$81,060
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$81,060	\$81,060	\$81,060	\$81,060

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
03/13/2018	Warranty Deed Qualified Sale	\$70,000	114954771
11/29/2012	Special Warranty Deed Qualified Sale	\$34,714	49322 / 1033
06/19/2012	Special Warranty Deed Disqualified Sale	\$19,500	48917 / 894
02/01/2012	Certificate of Title Non-Sale Title Change	\$100	48524 / 793
12/28/2004	Warranty Deed	\$109,000	38873 / 810

LAND CALCULATIONS

Unit Price	Units	Type
------------	-------	------

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514230AA0370	03/29/2021	Warranty Deed	Qualified Sale	\$95,000	117228849	5100 SW 41 ST #222 PEMBROKE PARK, FL 33023
514230AA0140	01/18/2021	Warranty Deed	Qualified Sale	\$95,500	117100896	5100 SW 41 ST #115 PEMBROKE PARK, FL 33023
514230AA0130	12/16/2020	Warranty Deed	Qualified Sale	\$82,500	116985978	5100 SW 41 ST #114 PEMBROKE PARK, FL 33023
514230AA0460	08/21/2020	Warranty Deed	Qualified Sale	\$87,000	116699775	5100 SW 41 ST #302 PEMBROKE PARK, FL 33023
514230AA0740	08/13/2020	Warranty Deed	Qualified Sale	\$93,000	116673852	5100 SW 41 ST #PH2 PEMBROKE PARK, FL 33023

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
------	------	-------	-------	------	------	-------	-------	------

SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 8	County Comm. Name Barbara Sharief	US House Rep. District 24	US House Rep. Name Frederica Wilson
Florida House Rep. District 101	Florida House Rep. Name Marie Woodson	Florida Senator District 35	Florida Senator Name Shevrin Jones	School Board Member Ann Murray



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

MS INVEST US, LLC

Filing Information

Document Number L12000000687

FEI/EIN Number 80-0783153

Date Filed 01/03/2012

State FL

Status ACTIVE

Principal Address

7515 WESTOVER
MONTREAL, QUEBEC H4W3K-7 CA

Mailing Address

7515 WESTOVER
MONTREAL, QUEBEC H4W3K-7 CA

Registered Agent Name & Address

ROXANA I. NASCO, P.A.
2600 So. Douglas Road
Suite 913
Coral Gables, FL 33134

Address Changed: 01/15/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

MALIKIN, ALEXANDER
17 TERRASSE PAGE
ILE BIZARD, QC H9E 1N7 CA

Title MGRM

STYSIS, MICHAEL
7515 WESTOVER
MONTREAL, QC H4W3K-7 CA

Annual Reports

Report Year	Filed Date
2019	01/21/2019
2020	01/13/2020
2021	01/25/2021

Document Images

01/25/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
01/21/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
01/22/2016 -- ANNUAL REPORT	View image in PDF format
01/07/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
01/03/2012 -- Florida Limited Liability	View image in PDF format

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000000687

Entity Name: MS INVEST US, LLC

Current Principal Place of Business:

7515 WESTOVER
MONTREAL, QUEBEC, H4W3K-7

Current Mailing Address:

7515 WESTOVER
MONTREAL, QUEBEC, H4W3K-7 CA

FEI Number: 80-0783153

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ROXANA I. NASCO, P.A.
2600 SO. DOUGLAS ROAD
SUITE 913
CORAL GABLES, FL 33134 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGRM
Name MALIKIN, ALEXANDER
Address 17 TERRASSE PAGE
City-State-Zip: ILE BIZARD QC H9E 1N7

Title MGRM
Name STYSIS, MICHAEL
Address 7515 WESTOVER
City-State-Zip: MONTREAL QC H4W3K-7

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MICHAEL STYSIS

MGRM

01/25/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date: 05/25/2021

Sent To: MS INVEST US LLC
7515 WESTOVER
MONTREAL QC, CA H4W 3K7

Case #: 5611

Property Owner: MS INVEST US LLC
7515 WESTOVER
MONTREAL QC, CA H4W 3K7

Certified Mail #:

Property Description: 514230AA0080

Legal Description: CONDADO REAL CONDO UNIT 108 PER
COO BK/PG. 32763/1084

AKA: 5100 SW 41 ST, PEMBROKE PARK, FL
33023 108

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2021, the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above.

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building	30

06/02/2021 12:38





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

MS INVEST US LLC

7515 WESTOVER

*MONTREAL QC, CA H4W 3K7

Case #:

5619

Property Owner:

MS INVEST US LLC

7515 WESTOVER

*MONTREAL QC, CA H4W 3K7

Certified Mail #:

Property Description:

514230AA0080

Legal Description:

CONDADO REAL CONDO UNIT 108 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 108

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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Kitchen renovation done without permits. Obtain permit with plans and inspections for all kitchen work including Structural, Electrical, & Plumbing work.
2. Bathroom renovation done without permits. Obtain permit with plans and inspections.
3. Areas of Drywall were replaced without permits. Obtain permit with plans and inspections.
4. Water heater was replaced prior of obtaining a permit. Obtain permit with plans and inspections.
5. New A/c was installed prior of obtaining a permit. Obtain permit with plans and inspections.
6. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 23rd day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

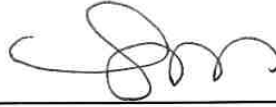
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jamirez@tppl.gov.

Teresa Malcolm

Code Enforcement Officer



5/25/2021



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

MS INVEST US LLC

7515 WESTOVER

*MONTREAL QC, CA H4W 3K7

Case #:

5619

Property Owner:

MS INVEST US LLC

7515 WESTOVER

*MONTREAL QC, CA H4W 3K7

Certified Mail #:

Property Description:

514230AA0080

Legal Description:

CONDADO REAL CONDO UNIT 108 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 108

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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
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BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
-----------------------------------	------------------------------	---	----

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THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

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Teresa Malcolm

Code Enforcement Officer



5/25/2021



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MS INVEST US LLC	5619	03/18/2021
7515 WESTOVER *MONTREAL QC, CA H4W 3K7		
Property Owner:	Property Description:	Certified Mail #:
MS INVEST US LLC	514230AA0080	
7515 WESTOVER *MONTREAL QC, CA H4W 3K7		
Legal Description:	AKA:	
CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 108	

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Notes/Mean of Correction:

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Teresa Malcolm
Code Enforcement Officer











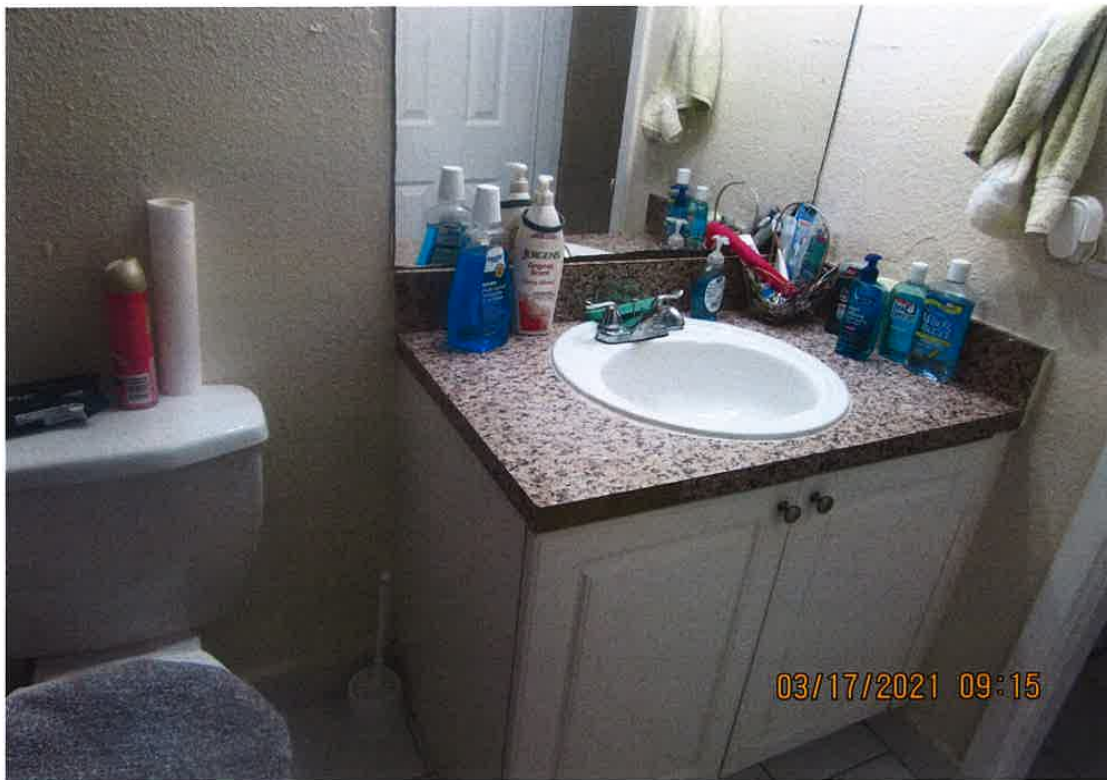






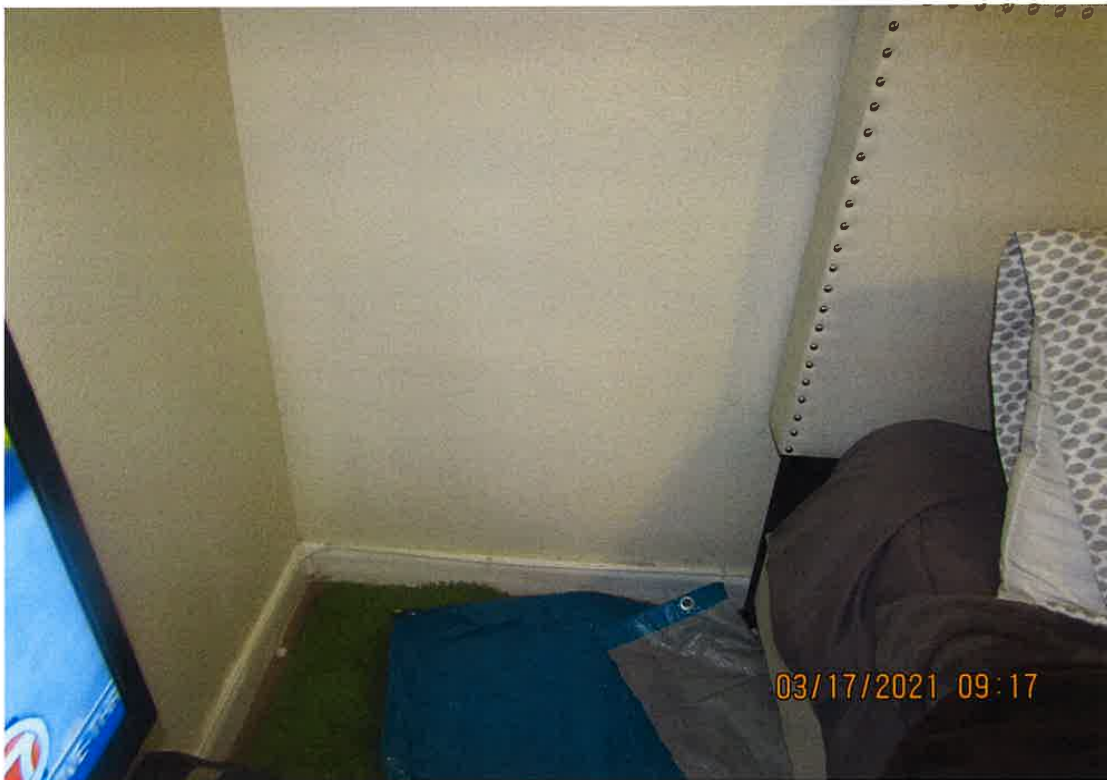




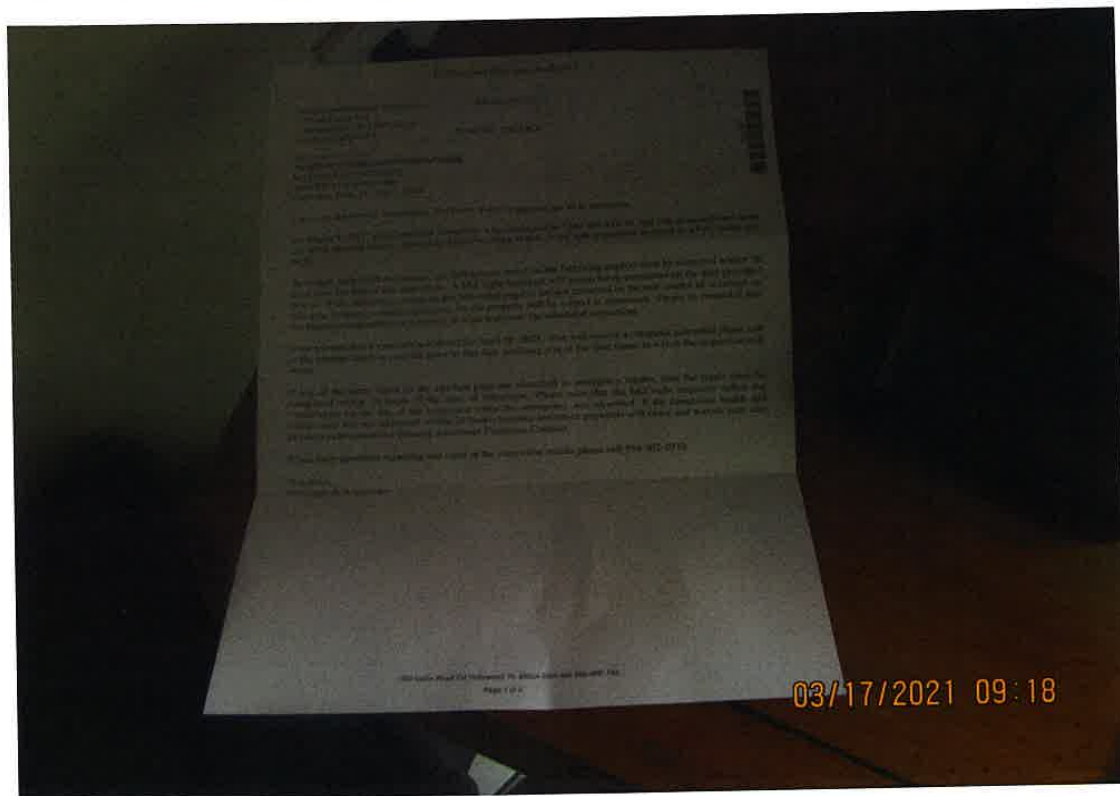












5619
OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

current tenant
5100 SW 41st #108
Pembroke Park
FL 33023

Hasler

FIRST-CLASS MAIL

03/18/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

1 #5619
OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

03/18/2021

US POSTAGE \$005.03⁰



ZIP 33023
011D10656696

Sent To:

MS INVEST US LLC

7515 WESTOVER

*MONTREAL QC, CA H4W 3K7

Case #:

5619

Case Overview

Property/Incident Information

Owner	Address	Site Address
5311 PARK PROPERTY LLC	5311 SW 25 CT PEMBROKE PARK, FL 33009	5311 SW 25 CT, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5270 **Date Next Inspection** 6/16/2021

Notes Operating business without BTR - Property and/or Business owner will need to obtain Business Tax with Town Commission Approval of use
 New Doors, Garage Door, Windows, mini split system, new wiring, wood partition without Building permits - Property Owner will need to obtain building permits for work done.
 Exterior Maintenance - building exterior needs paint. Property owner will need to paint front of building with approved color(s) from Town zoning.
 Double permit fee has been assessed for violations.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/12/2020		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail Hand

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: 6/16/2021
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: 6/16/2021

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 6/16/2021
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7021 0350 0001 0298 0167

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (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
\$ 7.18

Sent To
5311 PARK PROPERTY LLC
5311 SW 25 CT
Street and Apt. No.
PEMBROKE PARK, FL 33009
City, State, ZIP+4®
NOH # 5270

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0174

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (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
\$ 7.18

Sent To
5311 PARK PROPERTY LLC
5901 SW 112 ST
Street and Apt. No.
MIAMI, FL 33156
City, State, ZIP+4®
NOH # 5270

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 1624

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (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
\$ 7.18

Sent To
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5311 SW 25 CT
Street and Apt. No.
PEMBROKE PARK, FL 33009
City, State, ZIP+4®
NOH # 5270

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 1631

**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
\$ 0.51

Total Postage and
\$ 7.18

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5311 PARK PROPERTY LLC
5901 SW 112 ST
Street and Apt. No.
MIAMI, FL 33156
City, State, ZIP+4®
NOH # 5270

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:

5311 PARK PROPERTY LLC
5901 SW 112 ST
MIAMI, FL 33156
NOH # 5270



9590 9402 6610 1028 6955 45

2. Article Number (Transfer from service label)

7021 0350 0001 0298 0174

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID-19 R.V.

☐ Agent
☐ Addressee

B. Received by (Printed Name)

5311 Park Property

C. Date of Delivery

6/1/21

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation®
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

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5901 SW 112 ST
MIAMI, FL 33156
NOH # 5270



9590 9402 6610 1028 7094 95

2. Article Number (Transfer from service label)

7019 2280 0002 0486 1631

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Marlene Amey

☒ Agent
☒ Addressee

B. Received by (Printed Name)

COVID-19 R.V.

C. Date of Delivery

5-28-21

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation®
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery



PROPERTY SUMMARY

Tax Year: 2021
Property Id: 514230100800
Property Owner/s: 5311 PARK PROPERTY LLC
Mailing Address: 5901 SW 112 ST MIAMI, FL 33156
Physical Address: 5311 SW 25 COURT PEMBROKE PARK, 33009

Property Use: 48 - Warehousing, distribution terminals, trucking terminals, van & storage warehousing
Millage Code: 0613
Adj. Bldg. S.F: 2750
Bldg Under Air S.F:
Effective Year: 1960
Year Built: 1959
Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department
Contact Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning: C-1 - HEAVY COMMERCIAL DISTRICT
Abbr. Legal Des.: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 10 BLK 4

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$45,520	\$255,940	0	\$301,460	\$301,460	
2020	\$45,520	\$203,160	0	\$248,680	\$248,680	\$5,366.97
2019	\$45,520	\$201,900	0	\$247,420	\$247,420	\$5,402.16

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$301,460	\$301,460	\$301,460	\$301,460
Portability	0	0	0	0
Assessed / SOH	\$301,460	\$301,460	\$301,460	\$301,460
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$301,460	\$301,460	\$301,460	\$301,460

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
01/22/2020	Multi Warranty Deed Excluded Sale	\$380,000	116311328	\$7.00	6,503 SqFt	Square Foot
04/15/2015	Multi Warranty Deed Excluded Sale	\$130,000	112954866			
06/13/2012	Multi Quit Claim Deed Non-Sale Title Change	\$100	112021587			
05/17/2012	Multi Certificate of Title Non-Sale Title Change	\$100	48893 / 1731			
09/12/2007	Multi Warranty Deed Disqualified Sale	\$101,200	44636 / 1670			

LAND CALCULATIONS

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514230100380	02/09/2021	Warranty Deed	Disqualified Sale	\$195,000	117055464	2721 SW 55 AVE WEST PARK, FL 33023
514230100100	02/07/2021	Quit Claim Deed	Non-Sale Title Change	\$78,700	117041396	2550 SW 55 AVE WEST PARK, FL 33023
514230100840	02/04/2021	Warranty Deed	Qualified Sale	\$275,000	117044463	2541 SW 53 AVE WEST PARK, FL 33023
514230100930	01/28/2021	Warranty Deed	Qualified Sale	\$259,900	117024453	2731 SW 53 AVE WEST PARK, FL 33023
514230100210	01/22/2021	Warranty Deed	Qualified Sale	\$95,000	117006473	5520 SW 25 CT WEST PARK, FL 33023

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	SCHOOL
									Watkins Elementary: B Mcnicol Middle: C Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray

Detail by Entity Name

Florida Limited Liability Company
5311 PARK PROPERTY LLC

Filing Information

Document Number L19000299433
FEI/EIN Number 84-4245693
Date Filed 12/09/2019
Effective Date 12/08/2019
State FL
Status ACTIVE

Principal Address

5901 SW 112 STREET
MIAMI, FL 33156

Mailing Address

5901 SW 112 STREET
MIAMI, FL 33156

Registered Agent Name & Address

APPLEBAUM, MARTIN A
5901 SW 112 STREET
MIAMI, FL 33156

Authorized Person(s) Detail

Name & Address

Title AMBR

APPLEBAUM, MARTIN A
5901 SW 112 STREET
MIAMI, FL 33156

Annual Reports

Report Year	Filed Date
2020	01/12/2020
2021	01/30/2021

Document Images

[01/30/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/12/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/09/2019 -- Florida Limited Liability](#)

[View image in PDF format](#)

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L19000299433

Entity Name: 5311 PARK PROPERTY LLC

Current Principal Place of Business:

5901 SW 112 STREET
MIAMI, FL 33156

Current Mailing Address:

5901 SW 112 STREET
MIAMI, FL 33156

FEI Number: 84-4245693

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

APPLEBAUM, MARTIN A
5901 SW 112 STREET
MIAMI, FL 33156 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title AMBR

Name APPLEBAUM, MARTIN A

Address 5901 SW 112 STREET

City-State-Zip: MIAMI FL 33156

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MARTIN APPLEBAUM

AMBR

01/30/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
5311 PARK PROPERTY LLC	)	CASE NO. 5270
Respondent	)	

AFFIDAVIT OF SERVICE

TO BE SERVED: 5311 PARK PROPERTY LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5311 SW 25 CT, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: 5311 PARK PROPERTY LLC AT 12:58 P.M. ON THE 2 DAY OF JUNE 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

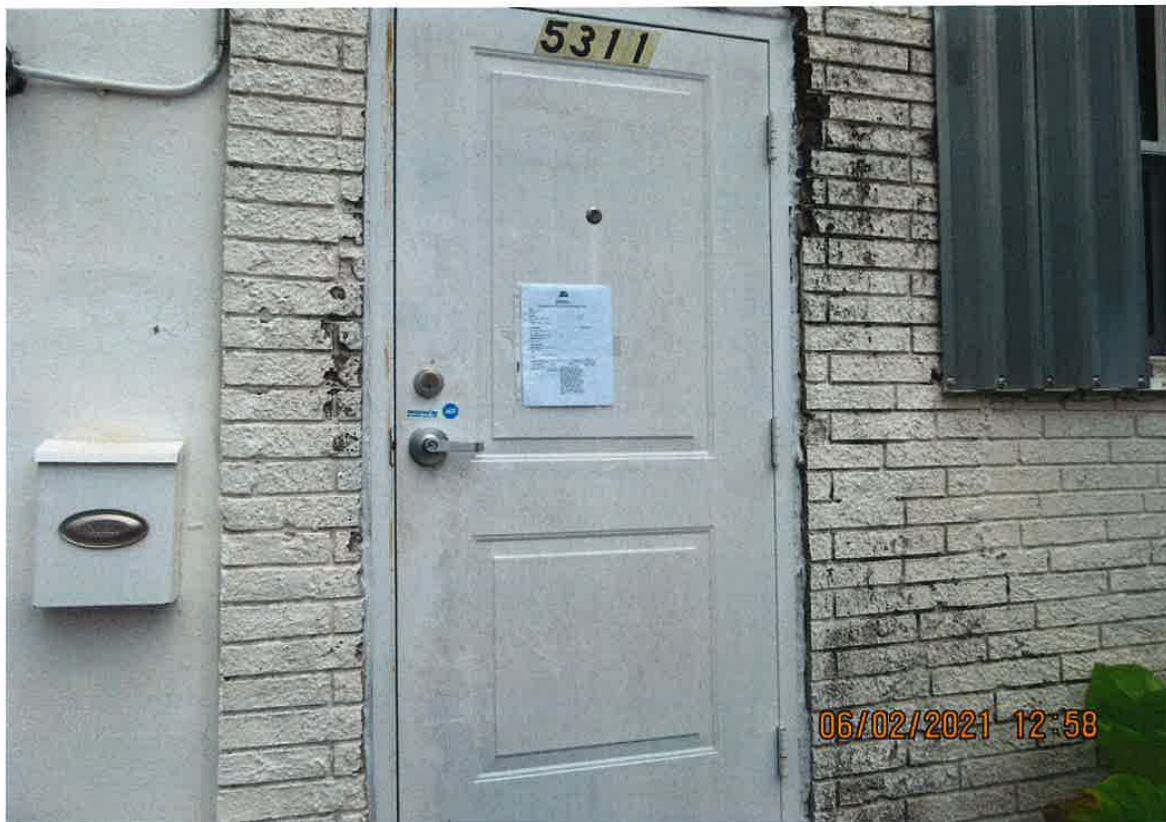
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of June 2021, by Teressa Malcolm Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____



LUCIE MARIE MANZEROLL
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Service




 Town of Pembroke Park
 3150 SW 52 Avenue
 Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
 05/25/2021

Sent To:
 5311 PARK PROPERTY LLC
 5311 SW 25 CT
 PEMBROKE PARK, FL 33009

Case #:
 5270

Property Owner:
 5311 PARK PROPERTY LLC
 5311 SW 25 CT
 PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
 514230100800

Legal Description:
 MIAMI GARDENS ESTATES SEC 8 44-33
 B LOT 10 BLK 4
AKA:
 5311 SW 25 CT, PEMBROKE PARK, FL
 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/12/2020 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.	15

06/02/2021 12:58



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

5311 PARK PROPERTY LLC
5311 SW 25 CT
PEMBROKE PARK, FL 33009

Case #:

5270

Property Owner:

5311 PARK PROPERTY LLC
5311 SW 25 CT
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514230100800

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33 B
LOT 10 BLK 4

AKA:

5311 SW 25 CT, PEMBROKE PARK, FL
33009

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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

Operating business without BTR - Property and/or Business owner will need to obtain Business Tax with Town Commission Approval of use
New Doors, Garage Door, Windows, mini split system, new wiring, wood partition without Building permits - Property Owner will need to obtain building permits for work done.
Exterior Maintenance - building exterior needs paint. Property owner will need to paint front of building with approved color(s) from Town zoning.
Double permit fee has been assessed for 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 23rd day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer

A handwritten signature in black ink, appearing to read 'Teressa', written over a horizontal line.

5/25/2021



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

5311 PARK PROPERTY LLC
5311 SW 25 CT
PEMBROKE PARK, FL 33009

Case #:

5270

Property Owner:

5311 PARK PROPERTY LLC
5311 SW 25 CT
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514230100800

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33
B LOT 10 BLK 4

AKA:

5311 SW 25 CT, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/12/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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 Double permit fee has been assessed for violations.

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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 Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

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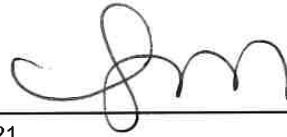
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For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

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.

Teresa Malcolm

Code Enforcement Officer

A handwritten signature in black ink, appearing to be 'TJM' or similar, written over a horizontal line.

5/25/2021



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: 5311 PARK PROPERTY LLC
Case #: 5270
Date: 07/12/2020

5311 SW 25 CT
PEMBROKE PARK, FL 33009

Property Owner: 5311 PARK PROPERTY LLC
Property Description: 514230100800
Certified Mail #:

5311 SW 25 CT
PEMBROKE PARK, FL 33009

Legal Description: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 10 BLK 4
AKA: 5311 SW 25 CT, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/12/2020 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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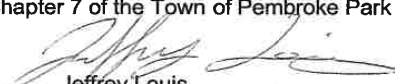
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Notes/Mean of Correction:

Operating business without BTR - Property and/or Business owner will need to obtain Business Tax with Town Commission Approval of use
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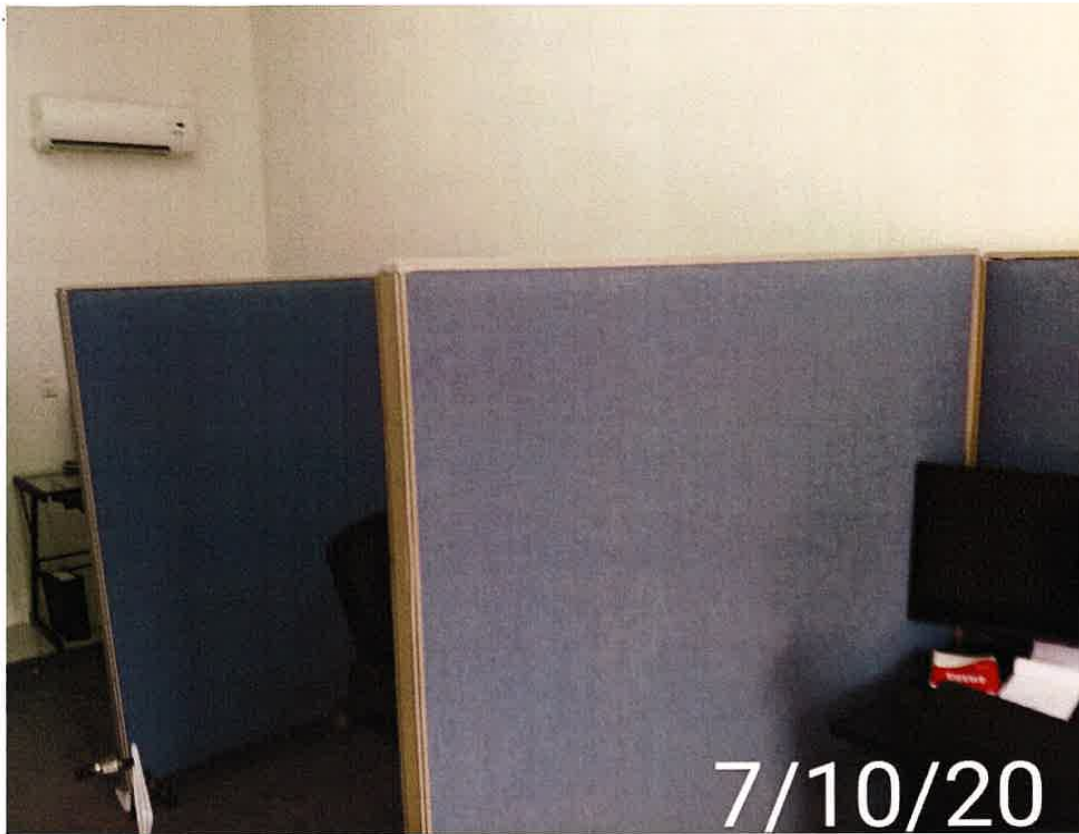
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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


 Jeffrey Louis









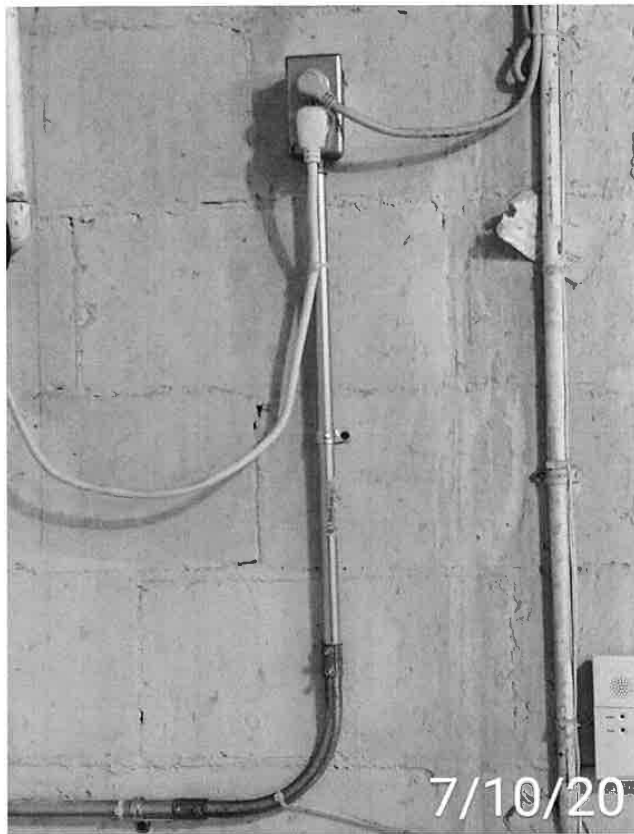
















Site Address	5311 SW 25 COURT, PEMBROKE PARK FL 33009	ID #	5142 30 10 0800
Property Owner	5311 PARK PROPERTY LLC	Millage	0613
Mailing Address	5311 SW 25 CT PEMBROKE PARK FL 33009	Use	48
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 10 BLK 4		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.,** and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8).**

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2020*	\$45,520	\$203,160	\$248,680	\$248,680				
2019	\$45,520	\$201,900	\$247,420	\$247,420	\$5,402.16			
2018	\$45,520	\$247,460	\$292,980	\$292,980	\$6,307.02			
2020* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$248,680	\$248,680	\$248,680	\$248,680				
Portability	0	0	0	0				
Assessed/SOH	\$248,680	\$248,680	\$248,680	\$248,680				
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	\$248,680	\$248,680	\$248,680	\$248,680				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
1/22/2020	WD*-E	\$380,000	116311328	\$7.00	6,503	SF		
4/15/2015	WD*-E	\$130,000	112954866					
6/13/2012	QC*-T	\$100	112021587					
5/17/2012	CE*-T	\$100	48893 / 1731					
9/12/2007	WD*-D	\$101,200	44636 / 1670					
				Adj. Bldg. S.F. (Card, Sketch)		2750		
				Eff./Act. Year Built: 1960/1959				
* Denotes Multi-Parcel Sale (See Deed)								
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

* Denotes Multi-Parcel Sale (See Deed)

2020 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L19000299433

Entity Name: 5311 PARK PROPERTY LLC

Current Principal Place of Business:

5901 SW 112 STREET
MIAMI, FL 33156

Current Mailing Address:

5901 SW 112 STREET
MIAMI, FL 33156

FEI Number: 84-4245693

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

APPLEBAUM, MARTIN A
5901 SW 112 STREET
MIAMI, FL 33156 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title AMBR
Name APPLEBAUM, MARTIN A
Address 5901 SW 112 STREET
City-State-Zip: MIAMI FL 33156

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MARTIN APPLEBAUM

AMBR

01/12/2020

Electronic Signature of Signing Authorized Person(s) Detail

Date

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

07/17/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

5311 PARK PROPERTY LLC
5901 SW 112TH STREET
MIAMI, FL 33156

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

07/17/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

5311 PARK PROPERTY LLC

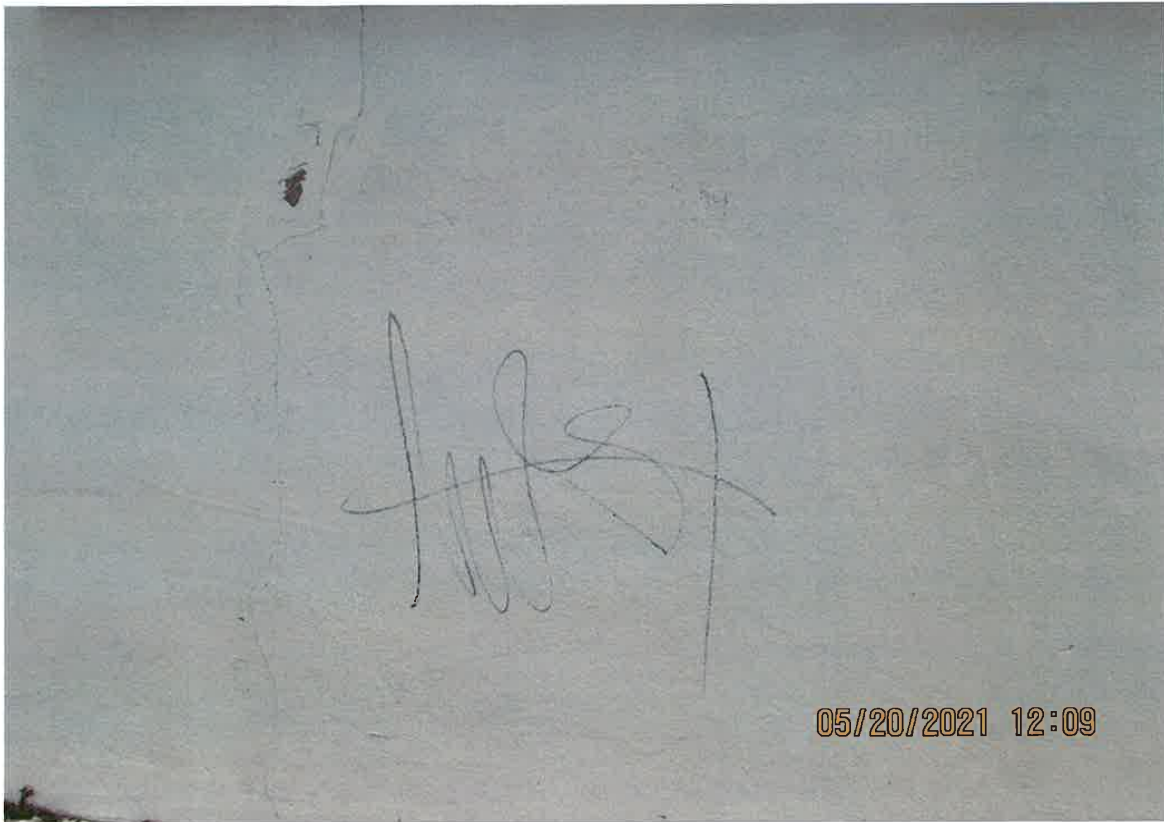
5311 SW 25 CT
PEMBROKE PARK, FL 33009

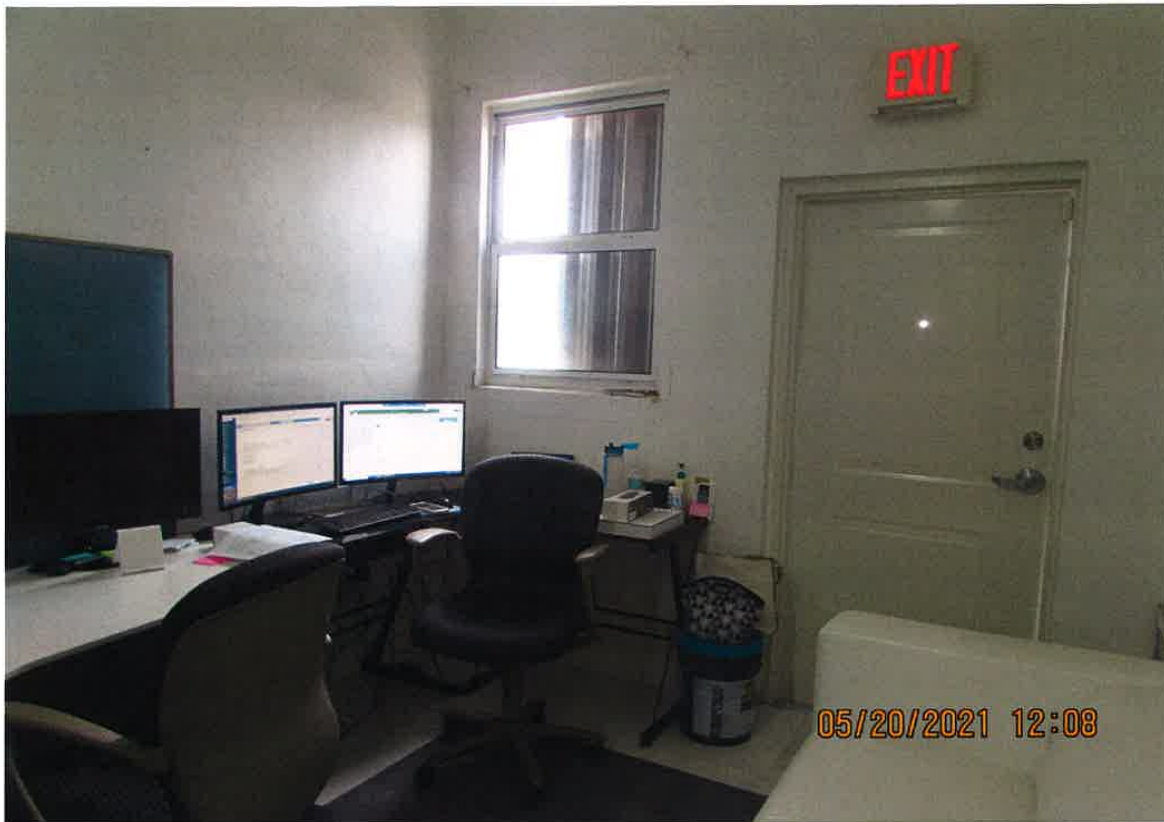
Case #:

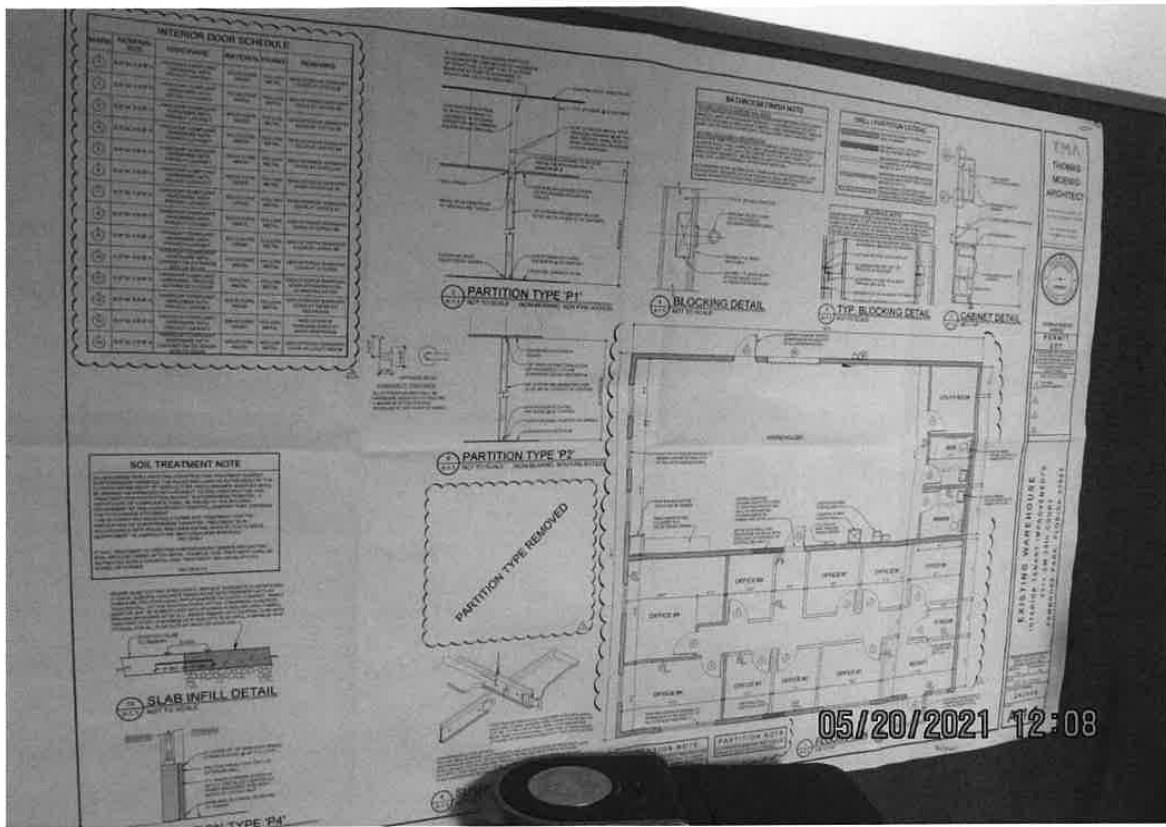
5270































TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-
5500 FAX



Inkforce 93419

BUILDING PERMIT APPLICATION

PERMIT NO.

B-93419

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: 5311 PARK PROPERTY LLC					
JOB ADDRESS: 5311 SW 25 CT					
OWNER NAME: 5311 PARK PROPERTY LLC					
OWNER ADDRESS: 5901 SW 112 ST					
CITY: MIAMI					
PHONE: 3056628840		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: M.A. CONSTRUCTION GROUP LLC					
MAIL ADDRESS: 11301 SOUTH DIXIE HIGHWAY #6421					
CITY STATE ZIP: MIAMI FL 33256					
PHONE: 7864756411		FAX: 3056628840		EMAIL: PERMITS@MACONFL.COM	
CERT. COMPETENCY: CGC1502962			STATE REGISTRATION: N/A		
LOT: 000	BLOCK: 000	PRESENT USE: WAREHOUSE & OFFICE		PROPOSED USE: WAREHOUSE & OFFICE	
FOLIO NUMBER: 514230100800			SUBDIVISION: N/A		
NO. OF STORIES: 1		OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0
TYPE OF WORK:		N/A	N/A	ALTER	N/A N/A
JOB COST: 114825		SQ.FT. / L.F.: 0			
DESCRIBE WORK: INTERIOR RENOVATION/ALTERATION AND SITE IMPROVEMENTS					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.



Process #

Find

Clear

5311 SW 25 CT



Options

Status: Plan Review **Job Type:** Commercial Alterations - STRUCTURAL **Master Process #** 93419 **Permit**
NOT ASSIGNED **Permit Warnings / Property Warnings**

Applications



+ New Review

X Delete Review

Save Review

Close Review

Export To Excel

Requirements

Event
ID

Type

Requested By

Date Created

Status

Fees



Notes



Plan Reviews



Print Reviews

Display Reviews

☐	View	92600	Structural	Miguel A Nunez	5/24/2021 8:07:31 PM	Denied
☐	View	92602	Mechanical	Gonzalo Corcuera	5/24/2021 9:13:06 PM	Denied
☐	View	92637	Plumbing	Juan Gonzalez	5/25/2021 4:05:25 PM	Denied
☐	View	92638	Plumbing	Juan Gonzalez	5/25/2021 4:05:26 PM	Denied
☐	View	92659	Fire	Craig Braun	5/26/2021 2:13:01 PM	Denied
☐	View	92713	Electrical	Don W Jhonson	5/28/2021 12:25:54 PM	Denied
☐	View	92818	Zoning	Heidi Siegel	6/4/2021 2:59:07 PM	Denied

Inspections



Linked Permits



Laserfiche



Permits



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 #105

Legal Description

Case Status	Open	Case #	5706	Date Next Inspection	6/16/2021
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Plumbing work done without a permit. Obtain a permit with plans and inspections.
2. Unit has a mold odor and mold in the kitchen area recommended to tenant/owner to have a specialist confirm.
3. Multiple areas in the apartment have ceilings patches which need repair. Obtain a permit for roof repairs needed with plans and inspections.
4. Exposed electrical sockets. Possible electrical issue: Tenant has multiple sockets/outlets exposed and/or covered with paper towel padding and tape.
5. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/29/2021		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 6/16/2021
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 6/16/2021

7019 2280 0002 0486 2409

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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
 \$ 7.18

Sent To
 JEFFREY FEINBERG
 4651 SHERIDAN ST SUITE 200
 HOLLYWOOD, FL 33021
 City, State, ZIP+4® NOH # 5706

WEST HOLLYWOOD HILLS
 MAY 26 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0228

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
 \$ 0.51

Total Postage and
 \$ 7.18

Sent To
 CURRENT TENANT
 3181 W HALLANDALE BEACH BLVD
 # 105
 PEMBROKE PARK, FL 33009
 City, State, ZIP+4® NOH # 5706

WEST HOLLYWOOD HILLS
 MAY 26 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 1570

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 0.91

Total Postage and
 \$ 7.18

Sent To
 CURRENT TENANT
 3181 W HALLANDALE BEACH BLVD
 # 105
 PEMBROKE PARK, FL 33009
 City, State, ZIP+4® NOH # 5706

WEST HOLLYWOOD HILLS
 MAY 26 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 1563

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 \$

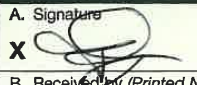
Postage
 \$ 0.91

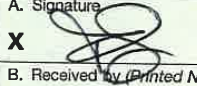
Total Postage and
 \$ 7.18

Sent To
 ARDEVCO LLC
 3181 W HALLANDALE BEACH BLVD
 #300
 PEMBROKE PARK, FL 33009
 City, State, ZIP+4® NOH # 5706

WEST HOLLYWOOD HILLS
 MAY 26 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: JEFFREY FEINBERG 4651 SHERIDAN ST SUITE 200 HOLLYWOOD, FL 33021 NOH # 5706  9590 9402 6610 1028 7093 41 2. Article Number (Transfer from service label) 7019 2280 0002 0486 2409	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery C19 2138 5/28/21 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%; font-size: small;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restrict Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Mail Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restrict Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Mail Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®																
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																
☐ Certified Mail®	☐ Registered Mail Restrict Delivery																
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Collect on Delivery Restricted Delivery																	
☐ Insured Mail																	
☐ Mail Restricted Delivery																	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt																	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: JEFFREY FEINBERG 4651 SHERIDAN ST SUITE 200 HOLLYWOOD, FL 33021 NOH # 5706  9590 9402 6610 1028 6954 77 2. Article Number (Transfer from service label) 7021 0350 0001 0298 0242	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery C19 2138 6/2/21 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%; font-size: small;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restrict Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Mail Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restrict Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Mail Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®																
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																
☐ Certified Mail®	☐ Registered Mail Restrict Delivery																
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Collect on Delivery Restricted Delivery																	
☐ Insured Mail																	
☐ Mail 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:

CURRENT TENANT
3181 W HALLANDALE BEACH BLVD
105
PEMBROKE PARK, FL 33009
NOH # 5706



9590 9402 6610 1028 6954 84

2. Article Number (Transfer from service label)

7021 0350 0001 0298 0228

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Y. CRISTO

☐ Agent☐ Addressee

B. Received by (Printed Name)

MRS. J. J. J. J.

C. Date of Delivery

6-1-2021

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature☐ Priority Mail Express®☐ Adult Signature Restricted Delivery☐ Registered Mail™☐ Certified Mail®☐ Registered Mail Restricted Delivery☐ Certified Mail Restricted Delivery☐ Signature Confirmation☐ Collect on Delivery☐ Signature Confirmation Restricted Delivery☐ Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

(over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

CURRENT TENANT
3181 W HALLANDALE BEACH BLVD
105
PEMBROKE PARK, FL 33009
NOH # 5706



9590 9402 6610 1028 7091 50

2. Article Number (Transfer from service label)

7019 2280 0002 0486 1570

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Y. CRISTO

☐ Agent☐ Addressee

B. Received by (Printed Name)

Current Tenant

C. Date of Delivery

5-28-2021

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature☐ Priority Mail Express®☐ Adult Signature Restricted Delivery☐ Registered Mail™☐ Certified Mail®☐ Registered Mail Restricted Delivery☐ Certified Mail Restricted Delivery☐ Signature Confirmation☐ Collect on Delivery☐ Signature Confirmation Restricted Delivery☐ Collect on Delivery Restricted Delivery

Mail

Registered Mail Restricted Delivery

(over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

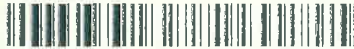
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH # 5706



9590 9402 6610 1028 6955 07

2. Article Number (Transfer from service label)

7021 0350 0001 0298 0235

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Y. L. R. 7119 ☐ Agent
☐ Addressee

B. Received by (Printed Name)

ARDEVCO

C. Date of Delivery

6-1-2021D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

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ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH # 5706



9590 9402 6610 1028 7093 34

2. Article Number (Transfer from service label)

7019 2280 0002 0486 1563

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Y. L. R. 7119 ☐ Agent
☐ Addressee

B. Received by (Printed Name)

ARDEVCO

C. Date of Delivery

5-28-2021D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt



PROPERTY SUMMARY

Tax Year: 2021

Property Id: 514229000111

Property Owner/s: ARDEVCO LLC

Mailing Address: 3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009

Physical Address: 3181 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33009

Property Use: 03 - Multi-family - 10 units or more

Millage Code: 0613

Adj. Bldg. S.F: 28751

Bldg Under Air S.F:

Effective Year: 1973

Year Built: 1972

Units/Beds/Baths: 32 / /

Deputy Appraiser: Commercial Department

Contact Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : RM-25 - MEDIUM HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL

Abbr. Legal Des.: 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

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$338,330	\$3,130,010	0	\$3,468,340	\$3,468,340	
2020	\$338,330	\$3,058,310	0	\$3,396,640	\$3,396,640	\$73,305.60
2019	\$338,330	\$3,058,310	0	\$3,396,640	\$3,396,640	\$74,162.24

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	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
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$3,468,340	\$3,468,340	\$3,468,340	\$3,468,340

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
02/28/2018	Quit Claim Deed Non-Sale Title Change	\$100	115044482
07/14/2015	Warranty Deed Qualified Sale	\$3,000,000	113121896
01/09/1995	Warranty Deed	\$1,000,000	23121 / 797
05/01/1974	Quit Claim Deed	\$400,000	1160 / 767
09/01/1971	Warranty Deed	\$156,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$9.00	37,592 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514229000280	12/03/2019	Warranty Deed	Qualified Sale	\$675,000	116225744	3250 S 31 WAY PEMBROKE PARK, FL 33009
514229000101	11/01/2019	Warranty Deed	Qualified Sale	\$3,350,000	116152085	2801 S PARK RD PEMBROKE PARK, FL 33009
514229000056	10/09/2019	Warranty Deed	Qualified Sale	\$675,000	116105788	2589 S PARK LN PEMBROKE PARK, FL 33009
514229000058	05/10/2019	Warranty Deed	Disqualified Sale	\$1,800,000	115807445	2533 S PARK RD PEMBROKE PARK, FL 33009
514229000310	03/02/2018	Multi Special Warranty Deed	Excluded Sale	\$2,200,000	114933541	COUNTRY CLUB LN PEMBROKE PARK, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
------	------	-------	-------	------	------	-------	-------	------

SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L18000021942

Entity Name: ARDEVCO, LLC

Current Principal Place of Business:

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Current Mailing Address:

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

FEI Number: 82-4464614

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	AMBR	Title	AMBR
Name	GARONE, ANTHONY	Name	D'ELIA, ROCCO
Address	3181 W. HALLANDALE BEACH BLVD., #300	Address	3181 W. HALLANDALE BEACH BLVD., #300
City-State-Zip:	HALLANDALE BEACH FL 33009	City-State-Zip:	HALLANDALE BEACH FL 33009

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROCCO D'ELIA

PARTNER

03/12/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ARDEVCO LLC)

Respondent

CASE NO. 5706

AFFIDAVIT OF SERVICE

TO BE SERVED: ARDEVO LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3181 W HALLANDALE BEACH BLVD #105, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ARDEVCO LLC AT 3:41 P.M. ON THE 2 DAY OF JUNE 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

() **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

() **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

() **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of June, 2021, by Teressa malcolm Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____



LUCIE MARIE MANZEROLL
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date: 06/23/2021

Sent To: ARDEVCO LLC
3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #: 5706

Property Owner: ARDEVCO LLC
3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description: 514229000111

Legal Description: 25-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR STR RD 524 & LESS E 425 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

AKA: 3151 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #105

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 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. 5-17 - Permits	Repairs and installations shall be made to as to comply with the provisions of the Building Code of the approved site plan. All work shall be done in a timely fashion and the work in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17 - Permits	The Building Official or designee may require certain documentation to complete the permitting application process including, but not limited to, pictures, plans, sealed plans, survey, site location, calculations and any other documents that are necessary to further the permitting application process.	30

06/02/2021 03:41





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5706

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 #105

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30

1. Plumbing work done without a permit. Obtain a permit with plans and inspections.
2. Unit has a mold odor and mold in the kitchen area recommended to tenant/owner to have a specialist confirm.
3. Multiple areas in the apartment have ceilings patches which need repair. Obtain a permit for roof repairs needed with plans and inspections.
4. Exposed electrical sockets. Possible electrical issue: Tenant has multiple sockets/outlets exposed and/or covered with paper towel padding and tape.
5. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 23rd day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

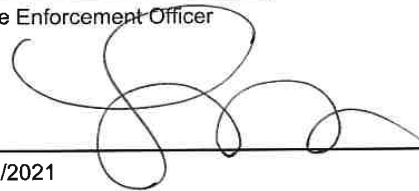
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teresa Malcolm

Code Enforcement Officer

A handwritten signature in black ink, appearing to be 'Teresa Malcolm', written over a horizontal line.

5/25/2021



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5706

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 #105

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

BUILDING AND BUILDING
REGULATIONS

Sec. 5-87. - Permit
required

It shall be unlawful for any person, firm,
corporation, or association to operate or
undertake dredging in the Town without first
obtaining a permit from the Town Commission.

30

(Ord. No. 89-12-1, § 2, 12-13-89)

HEALTH AND
SANITATION

Sec. 12-76. (b)
Nuisances: duty of
property owners and
tenants to prevent.

The emission or creation of:
(1) vibration
(2) light or glare;
(3) insects or vermin;
(4) disease vectors;
(5) noise;
(6) unsanitary conditions;
(7) traffic congestion; or
(8) other risks to public safety,
which is an annoyance or is injurious or is
offensive to occupants within any platted
subdivision (or block within a platted
subdivision), or within any residential
neighborhood or community of the Town (or
any portion thereof that is comprised of fifty
(50) residential structures), or within any area
comprising a zoning district of the Town, or
which otherwise affects rights common to the
public, is a nuisance and is a violation of this
Code.

30

1. Plumbing work done without a permit. Obtain a permit with plans and inspections.
2. Unit has a mold odor and mold in the kitchen area recommended to tenant/owner to have a specialist confirm.
3. Multiple areas in the apartment have ceilings patches which need repair. Obtain a permit for roof repairs needed with plans and inspections.
4. Exposed electrical sockets. Possible electrical issue: Tenant has multiple sockets/outlets exposed and/or covered with paper towel padding and tape.
5. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teresa Malcolm

Code Enforcement Officer


5/25/2021



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: ARDEVCO LLC
3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #: 5706

Date: 03/29/2021

Property Owner: ARDEVCO LLC
3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Property Description: 514229000111

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 & 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 #105

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

HEALTH AND SANITATION Sec. 12-76. (b)
Nuisances: duty of
property owners and
tenants to prevent.

The emission or creation of:
(1) vibration;
(2) light or glare;
(3) insects or vermin;
(4) disease vectors;
(5) noise;
(6) unsanitary conditions;
(7) traffic congestion; or
(8) other risks to public safety,
which is an annoyance or is injurious or is
offensive to occupants within any platted
subdivision (or block within a platted
subdivision), or within any residential
neighborhood or community of the Town (or
any portion thereof that is comprised of fifty
(50) residential structures), or within any area
comprising a zoning district of the Town, or
which otherwise affects rights common to the
public, is a nuisance and is a violation of this
Code.

30

Notes/Mean of Correction:

1. Possible mold in apartment. Confirm with Contractor for repair options and obtain a permit for any repairs needed with plans and inspections.
2. Possible plumbing work done without a permit. Verify with the Building Department if a permit is required for the drain pipes (bedroom closet to outside).
3. Multiple areas in the apartment have roof damage. Obtain a permit for roof repairs needed with plans and inspections.
4. Exposed electrical socket. Possible an electrical issue: Tenant has multiple sockets/outlets exposed and/or covered with paper towel padding.
5. 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.


Teresa Malcolm
Code Enforcement Officer











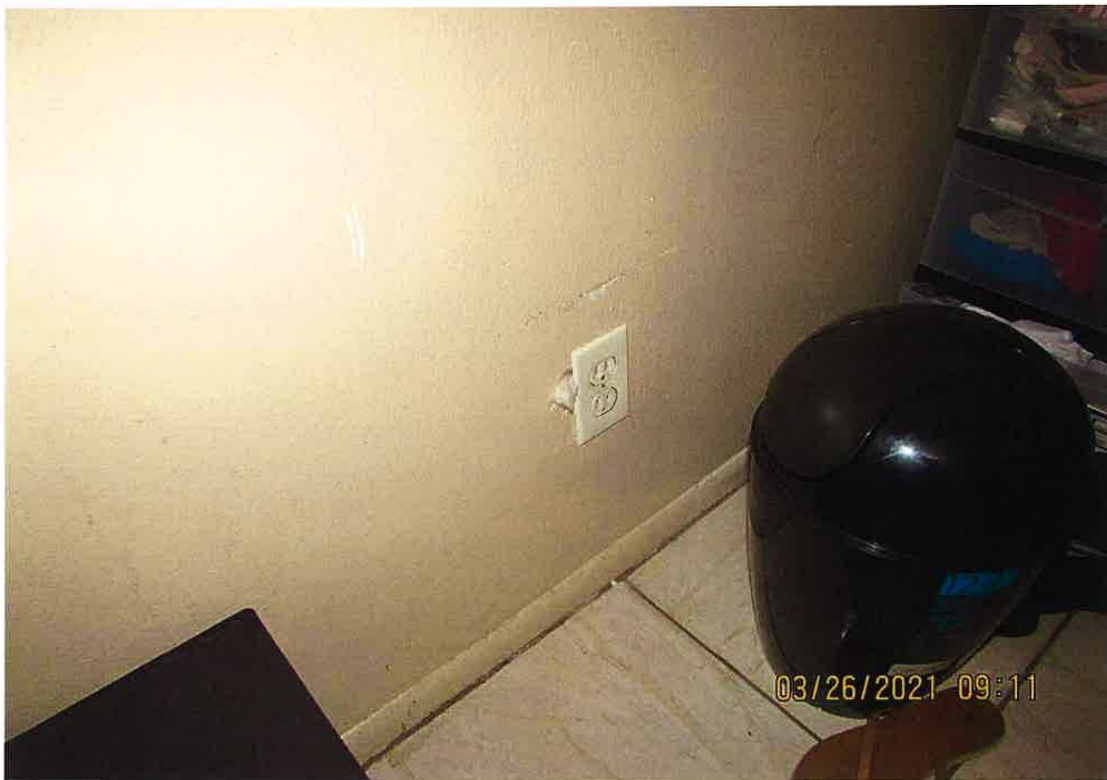








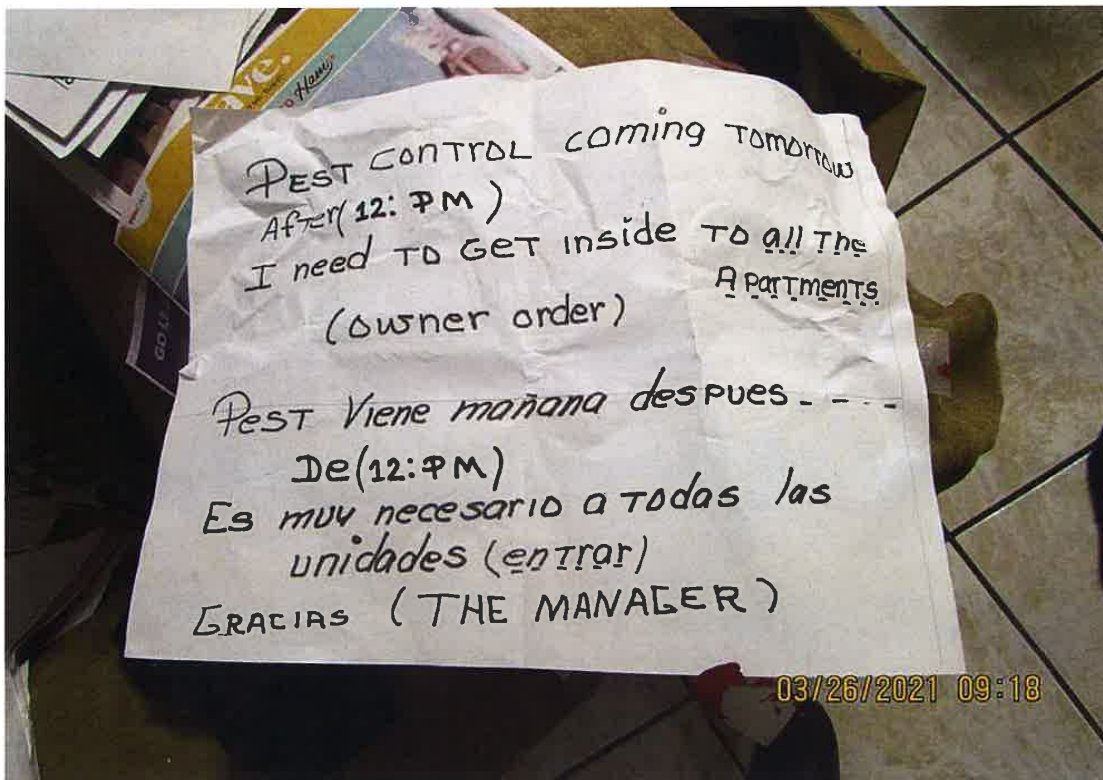


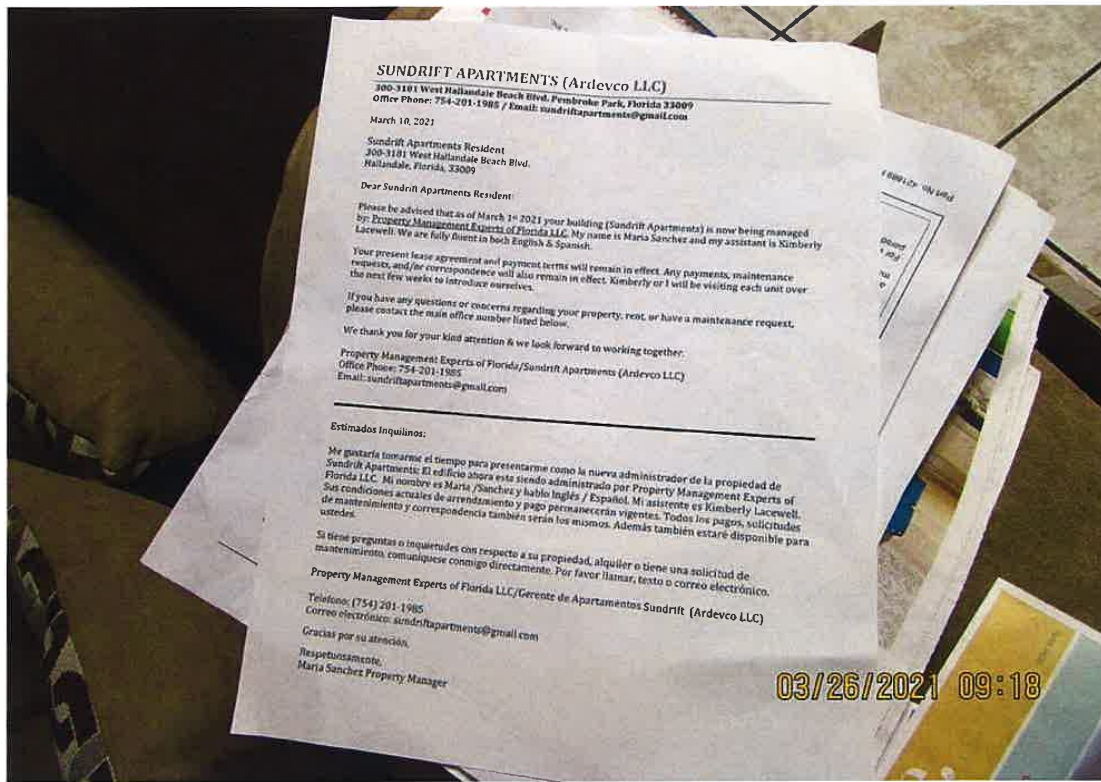
















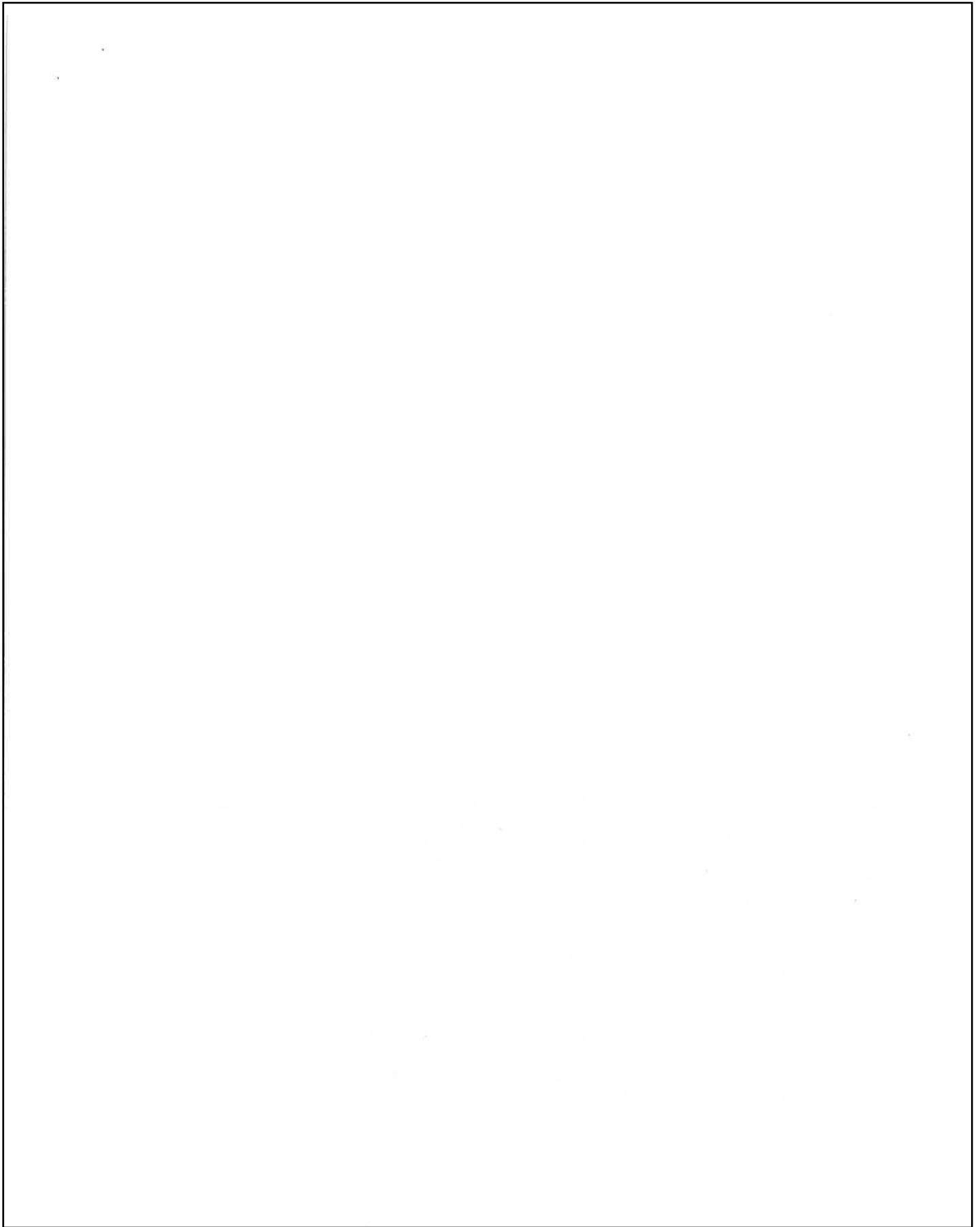
















Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

ARDEVCO LLC
3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5706

Date:

3/29/2021 12:00:00 AM

Property Owner:

ARDEVCO LLC
3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

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 #105

Mailing Purposes Only

NOV #5706
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/30/2021
US POSTAGE \$1



Jeffrey Feinberg
4051 Sheridan St
#200
Hollywood, FL
33021

NOV #5706
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/30/2021
US POSTAGE \$1



Current Tenant
3181 W Hallandale Beach Blvd
#105
Pembroke Park
FL 33009

NOV #5706
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/30/2021
US POSTAGE \$0
 01

Sent To:

ARDEVCO LLC

Case #:

5706

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009