



AGENDA

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Tuesday, June 18, 2024
COUNCIL CHAMBERS
3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

7 - 13

4.1. SPECIAL MAGISTRATE HEARING MINUTES - MAY 15, 2024 [CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - May 15 2024 - MINUTES](#)

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

5.1. **CASE 5613** - REMOVED FROM ITEM 8.2 TO CONFIRM FINE AND
ADDED TO ITEM 9.2 FOR AN ABATEMENT OF FINE

5.2. **CASE 5654** - ADDED TO AGENDA FOR AN ABATEMENT OF FINE
ITEM 9.3

5.3. **CASE 7193** - ADDED TO AGENDA FOR AN ABATEMENT OF FINE
ITEM 9.4

5.4. **CASE 7888** - ADDED TO AGENDA FOR AN ABATEMENT OF FINE
ITEM 9.6

6. PUBLIC HEARING

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

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

- 14 - 30 7.1. **CASE 8135** - HUMBERTO MESA - 148 LONE PINE TERRACE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8135](#)
- 31 - 44 7.2. **CASE 8154** - DANIEL PION/ RODOLFO HERNANDEZ - 135 LONE PINE LANE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8154](#)
- 45 - 81 7.3. **CASE 8256** - GUSTAVO ROBILETO - 3140 W HALLANDALE BEACH BLVD, LOT 510 PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 4-12 - MINIMUM STANDARDS FOR THE HOUSING AND CARE OF ANIMALS; 4-13 - NUMBER OF DOG AND CATS RESTRICTED; 4-15 - NUISANCES DEFINED; ACTIONS CONSTITUTING A NUISANCE; 4-17 - FEEDING OF WILDLIFE PROHIBITED; 5-103(a)(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
[Case Overview 8256](#)
- 82 - 95 7.4. **CASE 8278** - MARINEAU,CARMEN & MARINEAU,ALAIN - 128 LAKE SHORE DR, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8278](#)
- 96 - 117 7.5. **CASE 8279** - STEVE LAPOINTE - 148 W LAKE DRIVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8279](#)

- 118 - 131 7.6. **CASE 8284** - HEIKENWALDER,WILHELM HEIKENWALDER,ANNA ETAL - 115 MARINE LAKE DR, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8284](#)
- 132 - 150 7.7. **CASE 8305** - WHIGHAM, EARTHA M - 3911 SW 52 AVE #1-3, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(c) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-104 - DETERMINATION OF NEED FOR CORRECTION - **FIRST OFFENSE**
[Case Overview 8305](#)
- 151 - 166 7.8. **CASE 8325** - JENKINS,VIVIA V H/E JENKINS,ROBERT A - 3911 SW 52 AVE #2-3 PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(c) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8325](#)
- 167 - 187 7.9. **CASE 8393** - TAI GROUP INC - 2520 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 11-16 - LOCATION PLACEMENT FOR COLLECTION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY - **FIRST OFFENSE**
[Case Overview 8393](#)

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

- 8.1. **CASE 5613** - 2250 WAREHOUSE LLC - 2260 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**

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

- 188 - 243 9.1. **CASE 5467** - CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH - 323 MARINE DR, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
[Case Overview 5467](#)
- 244 - 300 9.2. **CASE 5613** - 2250 WAREHOUSE LLC - 2260 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
[Case Overview 5613](#)
- 301 - 338 9.3. **CASE 5654** - COLE, YVONNE - 5417 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION (s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 5654](#)
- 339 - 419 9.4. **CASE 7193** - RHAYCOM LLC - 5510 SW 32 ST, UNIT 1-2, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 7193](#)
- 420 - 454 9.5. **CASE 7312** - OSNILDA CALERO - 3109 SW 23RD STREET PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION (s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 7312](#)
- 455 - 508 9.6. **CASE 7888** - PEMBROKE PARK WAREHOUSES HOLDING - 3121 SW 21 ST, #675, PEMBROKE PARK, FL 33009 - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 - APPLICATION; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
[Case Overview 7888](#)

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

- 509 - 534 10.1. **CASE 5651** - LUNG,FELIX A - 5421 SW 41 ST PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION (s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 5651](#)
- 535 - 613 10.2. **CASE 6669** - NERIDA FLORES - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION (s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 6669](#)
- 614 - 654 10.3. **CASE 8547** - VENTURE UNIT 120 INC - 5100 SW 41 ST, UNIT 318, PEMBROKE PARK, FL 33023 - SECTION (s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-76(b) - NUISANCES DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE**
[Case Overview 8547](#)
- 655 - 681 10.4. **CASE 8797** - LUMAX INVESTMENTS LLC - 5501 SW 33 ST, UNIT 1-2, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION (s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8797](#)
- 682 - 710 10.5. **CASE 9004** - LUMAX INVESTMENTS LLC - 5501 SW 33 ST, UNIT 1-2, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION (s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 9004](#)
- 711 - 747 10.6. **CASE 9501** - YESYM 5401 LLC - 5401 SW 25 CT, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION (s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40(b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **REPEAT OFFENSE**
[Case Overview 9501](#)

11. ADJOURNMENT

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

NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

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



MINUTES CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, May 15, 2024

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

Page

1. CALL TO ORDER: 9:08 A.M.

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

SPECIAL MAGISTRATE: Harry Hipler.

CHIEF CODE COMPLIANCE OFFICER: Joseline Ramirez.

CODE COMPLIANCE OFFICER: Jean Gustin

CODE COMPLIANCE CLERK: Nazly Cardona.

RECORD ESPECIALIST: Werner Chavez.

ASSISTANT TOWN ATTORNEY: Aylin Ruiz.

4. ADOPTION OF MINUTES

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

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

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

5.2. CASE 8352 - ADDED FOR AN ABATEMENT OF FINE

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

6. PUBLIC HEARING

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

7. FORMAL HEARING - CODE OFFICER JEAN GUSTIN

- # - # 7.1. **CASE 8786** - LAKE VILLA ASSOCIATES LTD - 2300-2490 S PARK ROAD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** [Case Overview 8786](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Richard Pease. - Samuel Karab.	90 Days to Comply \$350.00 Per Diem \$100.00 Admin Fee	08/15/2024.

- # - # 7.2. **CASE 8789** - DANY GREINER - 3100 W HALLANDALE BEACH BLVD, LOT 702, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8789](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	07/14/2024.

- # - # 7.3. **CASE 9069** - AMAURY ALVAREZ RODRIGUEZ - 133 STEVEN STREET, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(S) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 9069](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	07/14/2024.

- 7.4. **CASE 9001** - CAROLINA 31ST CORP - 1811 SW 31 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 13-1 - DEFINITIONS; 13-2 - STORAGE OF ABANDONED PROPERTY IN THE OPEN PROHIBITED; 13-3 - DECLARATION OF NUISANCE; 28-208.2(b) - SPECIFIC USE REGULATIONS AND LIMITATIONS - **FIRST OFFENSE**

Respondent or Representative	Final Order Issued
Absent.	Removed from agenda, respondent complied before hearing date.

- # - # 7.5. **CASE 9194** - SLR REALTY CORP - 2150 SW 30 AVE, PEMBROKE PARK, FL,33009 - FORMAL HEARING - SECTION(S) 5-103 (a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-103(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-103(i) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-104 – DETERMINATION; 5-202 – PROHIBITED; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 12-76(a) NUISANCES DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **FIRST OFFENSE** [Case Overview 9194](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	06/14/2024.

- # - # 7.6. **CASE 9226** - MEAT BAR HOLDINGS LLC - 2546 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 – APPLICATION; 15-28 - DISPLAY; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 9226](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	07/14/2024.

- # - # 7.7. **CASE 9221** - VIP RE 2503 LLC - 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** [Case Overview 9221](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Martin Vester.	90 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	08/15/2024.

- # - # 7.8. **CASE 9227** - MEAT BAR HOLDINGS LLC - 2544 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** [Case Overview 9227](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	60 Days to Comply \$350.00 Per Diem \$100.00 Admin Fee	07/14/2024.

- # - # 7.9. **CASE 9484** - MEAT BAR HOLDINGS LLC - 2540 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40 (b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; 21-19 - PROHIBITED SIGNS - **REPEAT OFFENSE**
[Case Overview 9484](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	30 Days to Comply \$350.00 Per Diem \$100.00 Admin Fee	06/14/2024.

- # - # 7.10. **CASE 9485** - MEAT BAR HOLDINGS LLC - 2538 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40 (b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE** [Case Overview 9485](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	30 Days to Comply \$350.00 Per Diem \$100.00 Admin Fee	06/14/2024.

8. HEARING TO CONFIRM FINE - CODE OFFICER JEAN GUSTIN

- # - # 8.1. **CASE 6666** - JOE REALTY HOME LLC - 3992 SW 52 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 6666](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Desilnomme Joseph.	Confirmed Fine of \$28,950.00.

- # - # 8.2. **CASE 6951** - FRAKES DONALD RAY - 2617-2625 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(k). - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 6951](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Donald Frakes.	Confirmed Fine of \$60,600.00.

- # - # 8.3. **CASE 6996** - MARTHA CARJAVAL/PAUL LASRADO - 2304 CHARLES RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103 (a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-103(c) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATION; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 6996](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent.	Confirmed Fine of \$28,950.00.

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

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

- # - # 8.5. **CASE 7071** - MARTHA BEATRIZ RIOS PALOMINO - 2312 CHARLES RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 7071](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent.	Confirmed Fine of \$28,950.00.

9. HEARING TO EXTEND TIME - CODE OFFICER JEAN GUSTIN

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	90 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	08/15/2024.

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

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
- Christian Bonzi. - Nancy Romero.	Fine Abated to \$12,900.00 Payable in 30 Days or Reverts to \$85,099.00.	06/14/2024.

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- # - # 10.2. **CASE 5376** - PEMBROKE PARK WAREHOUSES HOLDING – 3172–3178 PEMBROKE RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES - **REPEAT OFFENSE** [Case Overview 5376](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
-Nancy Romero.	Fine Abated to \$15,500.00 Payable in 30 Days or Reverts to \$102,200.00.	06/14/2024.

- # - # 10.3. **CASE 5379** - PEMBROKE PARK WAREHOUSES HOLDING – 3186-3188 PEMBROKE RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE SECTION(s) 5-105. - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; **REPEAT OFFENSE** [Case Overview 5379](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
-Nancy Romero.	Fine Abated to \$6,838.00 Payable in 30 Days or Reverts to \$44,450.00.	06/14/2024.

- # - # 10.4. **CASE 7722** - PEMBROKE PARK WAREHOUSES HOLDING - 3140 PEMBROKE RD, #612, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(S) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-28 – DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE** [Case Overview 7722](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
-Nancy Romero.	Fine Abated to \$2,600.00 Payable in 30 Days or Reverts to \$16,200.00.	06/14/2024.

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
-Absent.	Fine Abated to \$5,982.00 Payable in 30 Days or Reverts to \$39,557.00.	06/14/2024.

11. ADJOURNMENT: 10:30 A.M.

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
HUMBERTO MESA	148 LONE PINE TERRACE PEMBROKE PARK, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 LONE PINE TERRACE

Folio

514229000480

Legal Description

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

Case Status	Open	Case #	8135	Date Next Inspection	6/18/2024
-------------	------	--------	------	----------------------	-----------

Notes 1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #189887-0 is expired.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/8/2023		Notice of Violation	Hand Reg mail 2/9/23
5/23/2024		Affidavit of Non-Compliance	Certified Mail
5/23/2024	6/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 6/6/24 Certified Mail 5/24/24

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: 6/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/18/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HUMBERTO MESA)

CASE NO. 8135

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HUMBERTO MESA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

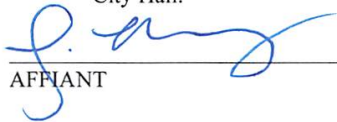
ADDRESS: 148 LONE PINE TERRACE PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HUMBERTO MESA AT 11:43 A.M. ON THE 05 DAY OF JUNE 2024.

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

TYPE OF SERVICE

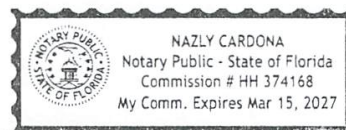
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature Nazly Dayana G.
Personally Known X OR Produced Identification _____
Type of Identification Produced _____






Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33223

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/23/2024

Sent To:
HUMBERTO MESA
148 LONE PINE TERRACE
PEMBROKE PARK, FL 33009

Case #:
8135

Property Owner:
HUMBERTO MESA
148 LONE PINE TERRACE
PEMBROKE PARK, FL 33009

Property Description:
51422900480

Legal Description:
20-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS
SAL RW AND LESS PT IN OR 3741/ 00

Certified Mail #:

AKA:
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148
LONE PINE TERRACE

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 5/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and modifications	Repairs and modifications shall be made to all to comply with the provisions 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 permit application process including, but not limited to, plans, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-08-01, § 2, 9-11-13)	30

1 of 2

06/05/2024 11:43

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: CORPORATION SERVICE COMPANY NOH #8135, #8154 1201 HAYS STREET TALLAHASSEE, FL 32301		B. Received by (Printed Name) Sheena Black	C. Date of Delivery
 9590 9402 8582 3244 8666 26		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9268 84		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery	
		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
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: PARKER LONE PINE WEST LLC NOH #8135, #8154 8800 N BRONX AVE 2ND FL SKOKIE IL 60077  9590 9402 8582 3244 8666 40 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9269 21	A. Signature ☒ <i>John Rudnit</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>John Rudnit</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PARKER LONE PINE WEST LLC NOH #8135, #8154 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009  9590 9402 8582 3244 8666 33 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9268 91	A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery <i>5/20/24</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HUMBERTO MESA NOH #8135 148 LONE PINE TERRACE PEMBROKE PARK, FL 33009  9590 9402 8582 3244 8674 87 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9268 60	A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery <i>5/20/24</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery

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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/23/2024

Sent To:

HUMBERTO MESA

148 LONE PINE TERRACE
PEMBROKE PARK, FL 33009

Case #:

8135

Property Owner:

HUMBERTO MESA

148 LONE PINE TERRACE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

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

AKA:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148
LONE PINE TERRACE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/8/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.
Previous permit #189887-0 is expired.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of June, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

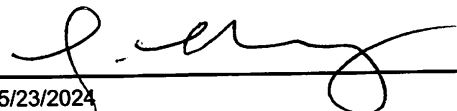
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


5/23/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8135

Petitioner,
vs.

HUMBERTO MESA
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148 LONE
PINE TERRACE
Respondent(s)

On 5/23/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: HUMBERTO MESA
Address: 148 LONE PINE TERRACE PEMBROKE PARK, FL 33009
Folio: 514229000480
Site Address: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 LONE PINE TERRACE
Legal Description: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

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

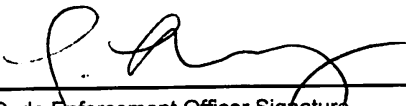
Notes/Mean of Correction:

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.
Previous permit #189887-0 is expired.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

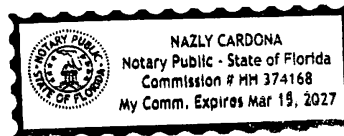


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/23/2024



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: HUMBERTO MESA
148 LONE PINE TERRACE
PEMBROKE PARK, FL 33009

Case #: 8135

Date: 02/08/2023

Property Owner: HUMBERTO MESA
148 LONE PINE TERRACE
PEMBROKE PARK, FL 33009

Property Description: 514229000480

Certified Mail #:

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

AKA: 3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148 LONE
PINE TERRACE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/8/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

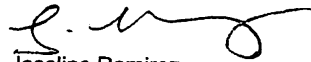
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed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

Notes/Mean of Correction:

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.
Previous permit #189887-0 is expired.
2. Installed shed without a permit. Obtain plans for after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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



Joseline Ramirez
Chief Code Enforcement Officer

PEMBROKE PARK
E • PEMBROKE PARK, FLORIDA 33023

HUMBERTO MESA
NOV #8135
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

Hasler

02/09/2023

US POSTAGE

FIRST-CLASS MAIL

\$000.60⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

02/08/2023

US POSTAGE \$000.60⁰



ZIP 33023
011D10656696

Sent To:

Case #:

HUMBERTO MESA

8135

148 LONE PINE TERRACE
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

02/08/2023

US POSTAGE \$000.60⁰



ZIP 33023
011D10656696

HUMBERTO MESA
NOV #8135
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0480
Property Owner	PARKER LONE PINE WEST LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077	Use	28-03
Abbr Legal Description	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99		

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

* 2023 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2023*	\$6,146,540	\$312,980	\$6,459,520	\$6,071,830		
2022	\$6,146,540	\$312,980	\$6,459,520	\$5,519,850	\$122,349.42	
2021	\$5,378,220	\$312,980	\$5,691,200	\$5,018,050	\$112,261.13	
2023* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$6,459,520	\$6,459,520	\$6,459,520	\$6,459,520		
Portability	0	0	0	0		
Assessed/SOH	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830		
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	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/25/2006	SW*	\$9,900,000	42102 / 869	\$8.00	768,317	SF
4/19/2005	QC*	\$100	39524 / 162			
4/19/2005	SW*	\$8,600,000	39524 / 157			
1/8/1981	WD	\$249,750	9343 / 996			
				Adj. Bldg. S.F. (Card, Sketch)		4217
				Eff./Act. Year Built: 2001/2000		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

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

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

Postage \$8.69
 Total Postage and Fees \$

Sent To CORPORATION SERVICE COMPANY
 NOH #8135, #8154
 Street and Apt. No. 1201 HAYS STREET
 City, State, ZIP+4® TALLAHASSEE, FL 32301

PS Form 3800, January 2013 PSN 7530-02-000-9000-9001 See reverse for instructions

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

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

Postage \$8.69
 Total Postage and Fees \$

Sent To PARKER LONE PINE WEST LLC
 NOH #8135, #8154
 Street and Apt. No. 3030 W HALLANDALE BEACH BLVD,
 City, State, ZIP+4® PEMBROKE PARK FL 33009

PS Form 3800, January 2013 PSN 7530-02-000-9000-9001 See reverse for instructions

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Postage \$8.69
 Total Postage and Fees \$

Sent To PARKER LONE PINE WEST LLC
 NOH #8135, #8154
 Street and Apt. No. 8800 N BRONX AVE 2ND FL
 City, State, ZIP+4® SKOKIE IL 60077

PS Form 3800, January 2013 PSN 7530-02-000-9000-9001 See reverse for instructions

U.S. Postal Service™
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Postage \$8.69
 Total Postage and Fees \$

Sent To HUMBERTO MESA
 NOH #8135
 Street and Apt. No. 148 LONE PINE TERRACE
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, January 2013 PSN 7530-02-000-9000-9001 See reverse for instructions





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

DANIEL PION/RODOLFO HERNANDEZ)

CASE NO. 8154

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DANIEL PION/RODOLFO HERNANDEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 135 LONE PINE LANE, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DANIEL PION/RODOLFO HERNANDEZ AT
11:37 A.M. ON THE 05 DAY OF JUNE 2024.

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

TYPE OF SERVICE

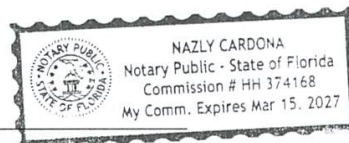
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Ngzly Dayana GA.
Signature
Personally Known X OR Produced Identification _____
Type of Identification Produced _____




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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
 05/23/2024

Sent To:
 Daniel Pion
 135 Lone Pine Lane
 Pembroke Park, FL 33009

Case #:
 8154

Property Owner:
 Daniel Pion
 135 Lone Pine Lane
 Pembroke Park, FL 33009

Certified Mail #:

Property Description:
 514229000480

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

AKA:
 3030 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33009 #135 Lone
 Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 2/1/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application review.	

15

06/05/2024 11:37



06/05/2024 11:37

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>Sheena Black</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: CORPORATION SERVICE COMPANY NOH #8135, #8154 1201 HAYS STREET TALLAHASSEE, FL 32301		B. Received by (Printed Name) Sheena Black C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9268 84		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE 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: PARKER LONE PINE WEST LLC NOH #8135, #8154 8800 N BRONX AVE 2ND FL SKOKIE IL 60077 9590 9402 8582 3244 8666 40 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9269 21	A. Signature X <i>John Rudnick</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>John Rudnick</i> 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 ☐ Signature Confirmation Restricted Delivery

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PARKER LONE PINE WEST LLC NOH #8135, #8154 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009 9590 9402 8582 3244 8666 33 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9268 91	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>SR 8/24</i> 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 ☐ Signature Confirmation Restricted Delivery

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: DANIEL PION NOH #8154 135 LONE PINE LANE PEMBROKE PARK, FL 33009 9590 9402 8582 3244 8666 19 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9268 77	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>5/28/24</i> 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 ☐ Signature Confirmation Restricted Delivery

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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/23/2024

Sent To:

Daniel Pion

135 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

8154

Property Owner:

Daniel Pion

135 Lone Pine Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

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

AKA:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #135 Lone
Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/1/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Interior renovations of living room and bathroom done without a permit. Obtain plans for permit and inspections.
 2. Installed shed without a permit. Obtain plans for after the fact permit and inspections.
 3. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
 4. Altered/repair steps without a permit. Obtain plans for an after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry and Amnesty Program.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of June, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

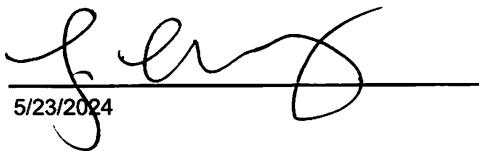
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



5/23/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8154

Petitioner,

vs.

Daniel Pion
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #135 Lone Pine
Lane

Respondent(s)

On 5/23/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Daniel Pion
Address: 135 Lone Pine Lane Pembroke Park, FL 33009
Folio: 514229000480
Site Address: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #135 Lone Pine Lane
Legal Description: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

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

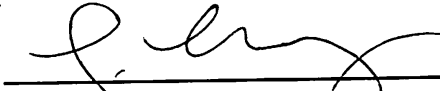
Notes/Mean of Correction:

1. Interior renovations of living room and bathroom done without a permit. Obtain plans for permit and inspections. Not corrected.
2. Installed shed without a permit. Obtain plans for after the fact permit and inspections. Not corrected.
3. Installed addition without a permit. Obtain plans for an after the fact permit and inspections. Addition was existing since 2006 according to Broward County Property Appraiser, there is no evidential support of modification. violation removed.
4. Altered/repair steps without a permit. Obtain plans for an after the fact permit and inspections. Not corrected. In addition, wooden deck was removed without permits.

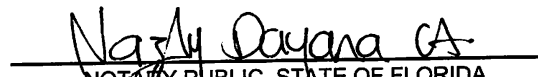
Further, Affiant sayeth naught

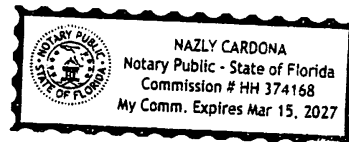
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/23/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: Daniel Pion
135 Lone Pine Lane
Pembroke Park, FL 33009

Case #: 8154

Date: 02/01/2023

Property Owner: Daniel Pion
135 Lone Pine Lane
Pembroke Park, FL 33009

Property Description: 514229000480

Certified Mail #:

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

AKA: 3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/1/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

1. Interior renovations of living room and bathroom done without a permit. Obtain plans for permit and inspections.
 2. Installed shed without a permit. Obtain plans for after the fact permit and inspections.
 3. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
 4. Altered/repair steps without a permit. Obtain plans for an after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry and Amnesty Program.

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

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

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

Joseline Ramirez
Chief Code Enforcement Officer

OF PEMBROKE PARK

50 S.W. 52nd Avenue
PARK, FLORIDA 33023-5499

54

Hasler

02/02/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

Daniel Pion

135 Lone Pine Lane
Pembroke Park, FL 33009

Case #

8154

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

4

Hasler

02/02/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Parker Lone Pine West LLC
3030 W. Hollandale Beach Blvd
Pembroke Park, FL 33009

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

54

Hasler

02/02/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Parker Lane Pine West
8800 N. Bronx Ave 2nd FL
Skokie, IL 60077



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0480
Property Owner	PARKER LONE PINE WEST LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077	Use	28-03
Abbr Legal Description	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99		

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

* 2023 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2023*	\$6,146,540	\$312,980	\$6,459,520	\$6,071,830				
2022	\$6,146,540	\$312,980	\$6,459,520	\$5,519,850	\$122,349.42			
2021	\$5,378,220	\$312,980	\$5,691,200	\$5,018,050	\$112,261.13			
2023* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$6,459,520	\$6,459,520	\$6,459,520	\$6,459,520				
Portability	0	0	0	0				
Assessed/SOH	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830				
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	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
5/25/2006	SW*	\$9,900,000	42102 / 869	\$8.00	768,317	SF		
4/19/2005	QC*	\$100	39524 / 162					
4/19/2005	SW*	\$8,600,000	39524 / 157					
1/8/1981	WD	\$249,750	9343 / 996					
				Adj. Bldg. S.F. (Card, Sketch)		4217		
				Eff./Act. Year Built: 2001/2000				
* Denotes Multi-Parcel Sale (See Deed)								
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

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

Certified Mail Fee
 \$ _____

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

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

Postage
 \$ **8.69**

Total Postage and Fees
 \$ _____

Sent To **PARKER LONE PINE WEST LLC**
NOH #8135, #8154

Street and Apt. No. **8800 N BRONX AVE 2ND FL**

City, State, ZIP+4® **SKOKIE IL 60077**

PS Form 3800, Jan 2010

U.S. Postal Service™
First-Class Mail® RECEIPT
Domestic Mail Only

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

OFFICE OF THE POSTMASTER GENERAL

Certified Mail Fee
 \$ _____

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

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

Postmark Here

Postage
 \$ 8.69

Total Postage and Insurance \$ _____

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

NOH #8154
135 LONE PINE LANE
PEMBROKE PARK, FL 33009

PS Form 3800, January 2020 PSN 7530-02-000-9047

Case Overview

Property/Incident Information

Owner	Address	Site Address
GUSTAVO ROBILETO	3140 W HALLANDALE BEACH BLVD, LOT 510 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #510

Folio

514229000300

Legal Description

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

Case Status	Open	Case #	8256	Date Next Inspection	6/18/2024
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Notes

1. Installed addition (screen room) without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed two sheds without a permit. Obtain plans for an after the fact permit and inspections.
3. Excessive outdoor storage at premise, remove miscellaneous items and store inside.
4. Feeding wildlife and leaving bowls outside, resulting in excessive amount of feces on the common areas. Stop feeding wild life and remove bowls/trays. Clean feces from common areas and lot.
5. Installed a canopy without a permit. Obtain plans for an after the fact permit and inspections or remove.
6. Exterior maintenance of RV required. Pressure wash and paint all four sides.
7. Installed fence without a permit. Obtain an after the fact permit and complete inspections.
8. Owner is allowed to have only 3 cats per ordinance.

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/22/2023		Notice of Violation	Regular Mail 02/22/23
5/23/2024		Affidavit of Non-Compliance	Certified Mail 5/24/24
5/23/2024	6/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 6/5/24 Certified Mail 5/24/24

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
ANIMALS	Sec. 4-12. - Minimum standards for the housing and care of animals.	(a) All animals must be supplied with sufficient good and wholesome food and water as often as the feeding habits of such animals require. (b) All animals and quarters shall be kept in a clean and sanitary condition. Adequate ventilation shall be maintained. (c) All cages shall be equipped with food and water receptacles mounted or situated so that the animal cannot overturn, defecate or urinate therein. All cages are to be constructed of a non-absorbent, non-porous material. All cages, except bird cages, shall have floors of either solid construction or woven wire mesh construction, or any combination thereof. Cages having woven wire or mesh floors may be used to confine or display animals, provided that the spaces between the wire mesh or weave are smaller than the pads of the feet of the animal confined therein. Cages having wire construction shall be constructed of wire which is of sufficient thickness so as to preclude injury to the animals confined therein. Cages construct...	Not in Compliance - Reinspection Date: 6/18/2024
ANIMALS	Sec. 4-13. - Number of dogs and cats restricted.	The number of dogs and cats in all residential zoning districts shall be limited to no more than three (3) dogs and three (3) cats per individual dwelling unit, excluding their offspring which are less than six (6) months of age. (Ord. No. 15-06-01, § 1, 6-10-15)	Not in Compliance - Reinspection Date: 6/18/2024
ANIMALS	Sec. 4-15. - Nuisances defined; actions constituting a nuisance.	(a) The actions of an animal constitute a public nuisance when an animal disturbs the rights of a member of the general public, or threatens the safety of a member of the general public, or harms a member of the general public, or damages the property of a member of the general public, or interferes with the ordinary use and enjoyment of the property of a member of the general public. (b) It shall be unlawful for any person or the owner or anyone having charge, control or custody of an animal, to own, keep, possess or maintain an animal in such a manner so as to constitute a public nuisance. By way of example and not limitation, the following acts or actions by an owner or possessor of an animal are hereby declared to be a public nuisance: (1) Allowing or permitting any animal within the corporate limits of the Town which howls, yells or barks, whines, meows, crows, cackles, or makes other noise excessively or continuously so as to disturb the sleep, peace or quietud...	Not in Compliance - Reinspection Date: 6/18/2024
ANIMALS	Sec. 4-17. - Feeding of wildlife prohibited.	(a) It shall be unlawful for any person to feed or otherwise entice or encourage to feed any raccoon, fox, opossum, duck, or any other wild animal within the Town boundaries. Stray or feral cats shall also be interpreted as wild animals. (b) No foodstuffs may be deposited on the ground which may encourage two (2) or more animals to congregate, nest, or develop a feeding habit or routine. However, wild bird feeders maintained on private property are permitted. (Ord. No. 15-06-01, § 5, 6-10-15)	Not in Compliance - Reinspection Date: 6/18/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 6/18/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 6/18/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/18/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/18/2024
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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

GUSTAVO ROBILETO)

CASE NO. 8256

Respondent

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

TO BE SERVED: GUSTAVO ROBILETO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 510, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GUSTAVO ROBILETO AT 11:29 A.M. ON THE 05 DAY OF JUNE 2024.

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

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

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

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

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

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

AFFIANT

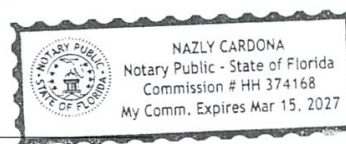
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____

Type of Identification Produced _____






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/23/2024

Sent To:
Gustavo Robleto
3140 W HALLANDALE BEACH BLVD, LOT 510
PEMBROKE PARK, FL 33009

Case #:
8256

Property Owner:
Gustavo Robleto
3140 W HALLANDALE BEACH BLVD, LOT 510
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
514229000300

Legal Description:
28-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4 ELY 15,
SLY 50 FOR POB ELY 495.10 SLY
200.24 WLY 95.74 SLY 63.28 SELY
169.20 SWLY 13.93 WLY 77.37 SELY
125.24 CONT SELY 31.57 SLY 80.36 ELY
43.89 SELY 70.07 SLY 635.63 WLY
323.53 SLY 673.71 WLY 326.55 ELY 623.65
TO POB TOGET WITH W 15 OF NW1/4 OF
SE1/4 OF NE1/4 LESS N 60 & TOGET
WITH W 1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #510

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 05/23/2024 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 5

06/05/2024 11:29

9589 0710 5270 1605 9268 39

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

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

OFFICIAL USE

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

Postage \$ **8.69**

Total Postage \$ **8.69**

Sent To **HOLIDAY HALLANDALE MHC LLC**
NOH #8256
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

City, State, ZIP+4

PS Form 3800, January 2020 PSN 7530-02-000-9007 See Reverse for Instructions

9589 0710 5270 1605 9268 39

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

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

OFFICIAL USE

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

Postage \$ **8.69**

Total Postage \$ **8.69**

Sent To **Gustavo Robleto**
NOH #8256
3140 W HALLANDALE BCH BLVD #510,
PEMBROKE PARK, FL 33009

City, State, ZIP+4

PS Form 3800, January 2020 PSN 7530-02-000-9007 See Reverse for Instructions

9589 0710 5270 1605 9268 46

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

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

OFFICIAL USE

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

Postage \$ **8.69**

Total Postage \$ **8.69**

Sent To **HOLIDAY HALLANDALE MHC LLC**
NOH #8256
8800 NORTH BRONX AVE 2ND FL
SKOKIE IL 60077

City, State, ZIP

PS Form 3800, January 2020 PSN 7530-02-000-9007 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>Jean Robert</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #8256 8800 NORTH BRONX AVE 2ND FL SKOKIE IL 60077		B. Received by (Printed Name) <i>Jean Robert</i> C. Date of Delivery	
2. Article Number (Transfer from service label) 9590 9402 8582 3244 8674 63		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 ☐ Signature Confirmation Restricted Delivery		4. 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	
5. Article Number (Transfer from service label) 9589 0710 5270 1605 9268 46		6. 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	

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>Jean Robert</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #8256 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009		B. Received by (Printed Name) <i>Jean Robert</i> C. Date of Delivery <i>5/28/24</i>	
2. Article Number (Transfer from service label) 9590 9402 8582 3244 8674 70		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 ☐ Signature Confirmation Restricted Delivery		4. 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	
5. Article Number (Transfer from service label) 9589 0710 5270 1605 9268 53		6. 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	

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

Domestic Return Receipt



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/23/2024

Sent To:

Gustavo Robleto

Case #:

8256

3140 W HALLANDALE BEACH BLVD, LOT 510
PEMBROKE PARK, FL 33009

Property Owner:

Gustavo Robleto

Certified Mail #:

3140 W HALLANDALE BEACH BLVD, LOT 510
PEMBROKE PARK, FL 33009

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #510

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
ANIMALS	Sec. 4-12. - Minimum standards for the housing and care of animals.	(a) All animals must be supplied with sufficient good and wholesome food and water as often as the feeding habits of such animals require. (b) All animals and quarters shall be kept in a clean and sanitary condition. Adequate ventilation shall be maintained. (c) All cages shall be equipped with food and water receptacles mounted or situated so that the animal cannot overturn, defecate or urinate therein. All cages are to be constructed of a non-absorbent, non-porous material. All cages, except bird cages, shall have floors of either solid construction or woven wire mesh construction, or any combination thereof. Cages having woven wire or mesh floors may be used to confine or display animals, provided that the spaces between the wire mesh or weave are smaller than the pads of the feet of the animal confined therein. Cages having wire construction shall be constructed of wire which is of sufficient thickness so as to preclude injury to the animals confined therein. Cages construct...	30
ANIMALS	Sec. 4-13. - Number of dogs and cats restricted.	The number of dogs and cats in all residential zoning districts shall be limited to no more than three (3) dogs and three (3) cats per individual dwelling unit, excluding their offspring which are less than six (6) months of age. (Ord. No. 15-06-01, § 1, 6-10-15)	30
ANIMALS	Sec. 4-15. - Nuisances defined; actions constituting a nuisance.	(a) The actions of an animal constitute a public nuisance when an animal disturbs the rights of a member of the general public, or threatens the safety of a member of the general public, or harms a member of the general public, or damages the property of a member of the general public, or interferes with the ordinary use and enjoyment of the property of a member of the general public. (b) It shall be unlawful for any person or the owner or anyone having charge, control or custody of an animal, to own, keep, possess or maintain an animal in such a manner so as to constitute a public nuisance. By way of example and not limitation, the following acts or actions by an owner or possessor of an animal are hereby declared to be a public nuisance: (1) Allowing or permitting any animal within the corporate limits of the Town which howls, yells or barks, whines, meows, crows, cackles, or makes other noise excessively or continuously so as to disturb the sleep, peace or quietud...	30

ANIMALS	Sec. 4-17. - Feeding of wildlife prohibited.	(a) It shall be unlawful for any person to feed or otherwise entice or encourage to feed any raccoon, fox, opossum, duck, or any other wild animal within the Town boundaries. Stray or feral cats shall also be interpreted as wild animals. (b) No foodstuffs may be deposited on the ground which may encourage two (2) or more animals to congregate, nest, or develop a feeding habit or routine. However, wild bird feeders maintained on private property are permitted. (Ord. No. 15-06-01, § 5, 6-10-15)	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Installed addition (screen room) without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed two sheds without a permit. Obtain plans for an after the fact permit and inspections.
3. Excessive outdoor storage at premise, remove miscellaneous items and store inside.
4. Feeding wildlife and leaving bowls outside, resulting in excessive amount of feces on the common areas. Stop feeding wild life and remove bowls/trays. Clean feces from common areas and lot.
5. Installed a canopy without a permit. Obtain plans for an after the fact permit and inspections or remove.
6. Exterior maintenance of RV required. Pressure wash and paint all four sides.
7. Installed fence without a permit. Obtain an after the fact permit and complete inspections.
8. Owner is allowed to have only 3 cats per ordinance.

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

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of June, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

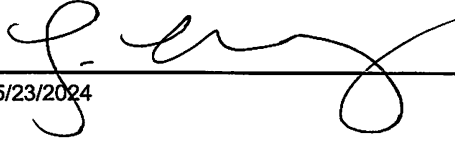
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



5/23/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8256

Petitioner,

vs.

Gustavo Robleto
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #510

Respondent(s)

On 5/23/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Gustavo Robleto
Address:	3140 W HALLANDALE BEACH BLVD, LOT 510 PEMBROKE PARK, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #510
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

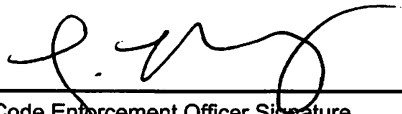
Ordinance/Regulation	Section	Description	Date Complied
ANIMALS	Sec. 4-12. - Minimum standards for the housing and care of animals.	(a) All animals must be supplied with sufficient good and wholesome food and water as often as the feeding habits of such animals require. (b) All animals and quarters shall be kept in a clean and sanitary condition. Adequate ventilation shall be maintained. (c) All cages shall be equipped with food and water receptacles mounted or situated so that the animal cannot overturn, defecate or urinate therein. All cages are to be constructed of a non-absorbent, non-porous material. All cages, except bird cages, shall have floors of either solid construction or woven wire mesh construction, or any combination thereof. Cages having woven wire or mesh floors may be used to confine or display animals, provided that the spaces between the wire mesh or weave are smaller than the pads of the feet of the animal confined therein. Cages having wire construction shall be constructed of wire which is of sufficient thickness so as to preclude injury to the animals confined therein. Cages construct...	Not in Compliance - Reinspection Date: 5/23/2024
ANIMALS	Sec. 4-13. - Number of dogs and cats restricted.	The number of dogs and cats in all residential zoning districts shall be limited to no more than three (3) dogs and three (3) cats per individual dwelling unit, excluding their offspring which are less than six (6) months of age. (Ord. No. 15-06-01, § 1, 6-10-15)	Not in Compliance - Reinspection Date: 5/23/2024
ANIMALS	Sec. 4-15. - Nuisances defined; actions constituting a nuisance.	(a) The actions of an animal constitute a public nuisance when an animal disturbs the rights of a member of the general public, or threatens the safety of a member of the general public, or harms a member of the general public, or damages the property of a member of the general public, or interferes with the ordinary use and enjoyment of the property of a member of the general public. (b) It shall be unlawful for any person or the owner or anyone having charge, control or custody of an animal, to own, keep, possess or maintain an animal in such a manner so as to constitute a public nuisance. By way of example and not limitation, the following acts or actions by an owner or possessor of an animal are hereby declared to be a public nuisance: (1) Allowing or permitting any animal within the corporate limits of the Town which howls, yells or barks, whines, meows, crows, cackles, or makes other noise excessively or continuously so as to disturb the sleep, peace or quietud...	Not in Compliance - Reinspection Date: 5/23/2024
ANIMALS	Sec. 4-17. - Feeding of wildlife prohibited.	(a) It shall be unlawful for any person to feed or otherwise entice or encourage to feed any raccoon, fox, opossum, duck, or any other wild animal within the Town boundaries. Stray or feral cats shall also be interpreted as wild animals. (b) No foodstuffs may be deposited on the ground which may encourage two (2) or more animals to congregate, nest, or develop a feeding habit or routine. However, wild bird feeders maintained on private property are permitted. (Ord. No. 15-06-01, § 5, 6-10-15)	Not in Compliance - Reinspection Date: 5/23/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structurc.	Not in Compliance - Reinspection Date: 5/23/2024

BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 5/23/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/23/2024

Notes/Mean of Correction:

1. Installed addition (screen room) without a permit. Obtain plans for an after the fact permit and inspections. Screen room existed since 2006, there is no evidential support that screen room was added or modify. Violation removed.
2. Installed two sheds without a permit. Obtain plans for an after the fact permit and inspections. Sheds existed since 2006, there is no evidential support that Shed was added or modify. Violation removed.
3. Excessive outdoor storage at premise, remove miscellaneous items and store inside. Call for re-inspection.
4. Feeding wildlife and leaving bowls outside, resulting in excessive amount of feces on the common areas. Stop feeding wild life and remove bowls/trays. Clean feces from common areas and lot. Call for re-inspection.
5. Installed a canopy without a permit. Obtain plans for an after the fact permit and inspections or remove. Call for re-inspection of removal or obtain permit.
6. Exterior maintenance of RV required. Pressure wash and paint all four sides. Call for re-inspection.
7. Installed fence without a permit. Obtain an after the fact permit and complete inspections. Not corrected.
8. Owner is allowed to have only 3 cats per ordinance. Call for re-inspection.

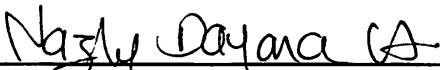
Further, Affiant sayeth naught



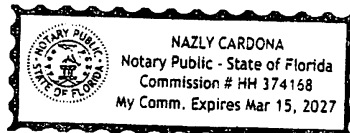
Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/23/2024



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Gustavo Robleto

Case #:

8256

Date:

02/22/2023

3140 W HALLANDALE BEACH BLVD, LOT 510
PEMBROKE PARK, FL 33009

Property Owner:

Gustavo Robleto

Property Description:

514229000300

Certified Mail #:

3140 W HALLANDALE BEACH BLVD, LOT 510
PEMBROKE PARK, FL 33009

Legal Description:

AKA:

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

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
ANIMALS	Sec. 4-12. - Minimum standards for the housing and care of animals.	(a) All animals must be supplied with sufficient good and wholesome food and water as often as the feeding habits of such animals require. (b) All animals and quarters shall be kept in a clean and sanitary condition. Adequate ventilation shall be maintained. (c) All cages shall be equipped with food and water receptacles mounted or situated so that the animal cannot overturn, defecate or urinate therein. All cages are to be constructed of a non-absorbent, non-porous material. All cages, except bird cages, shall have floors of either solid construction or woven wire mesh construction, or any combination thereof. Cages having woven wire or mesh floors may be used to confine or display animals, provided that the spaces between the wire mesh or weave are smaller than the pads of the feet of the animal confined therein. Cages having wire construction shall be constructed of wire which is of sufficient thickness so as to preclude injury to the animals confined therein. Cages construct...	30
ANIMALS	Sec. 4-13. - Number of dogs and cats restricted.	The number of dogs and cats in all residential zoning districts shall be limited to no more than three (3) dogs and three (3) cats per individual dwelling unit, excluding their offspring which are less than six (6) months of age. (Ord. No. 15-06-01, § 1, 6-10-15)	30
ANIMALS	Sec. 4-15. - Nuisances defined; actions constituting a nuisance.	(a) The actions of an animal constitute a public nuisance when an animal disturbs the rights of a member of the general public, or threatens the safety of a member of the general public, or harms a member of the general public, or damages the property of a member of the general public, or interferes with the ordinary use and enjoyment of the property of a member of the general public. (b) It shall be unlawful for any person or the owner or anyone having charge, control or custody of an animal, to own, keep, possess or maintain an animal in such a manner so as to constitute a public nuisance. By way of example and not limitation, the following acts or actions by an owner or possessor of an animal are hereby declared to be a public nuisance: (1) Allowing or permitting any animal within the corporate limits of the Town which howls, yells or barks, whines, meows, crows, cackles, or makes other noise excessively or continuously so as to disturb the sleep, peace or quietud...	30

ANIMALS	Sec. 4-17. - Feeding of wildlife prohibited.	(a) It shall be unlawful for any person to feed or otherwise entice or encourage to feed any raccoon, fox, opossum, duck, or any other wild animal within the Town boundaries. Stray or feral cats shall also be interpreted as wild animals. (b) No foodstuffs may be deposited on the ground which may encourage two (2) or more animals to congregate, nest, or develop a feeding habit or routine. However, wild bird feeders maintained on private property are permitted. (Ord. No. 15-06-01, § 5, 6-10-15)	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Mean of Correction:

1. Installed addition (screen room) without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed two sheds without a permit. Obtain plans for an after the fact permit and inspections.
3. Excessive outdoor storage at premise, remove miscellaneous items and store inside.
4. Feeding wildlife and leaving bowls outside, resulting in excessive amount of feces on the common areas. Stop feeding wild life and remove bowls/trays. Clean feces from common areas and lot.
5. Installed a canopy without a permit. Obtain plans for an after the fact permit and inspections or remove.
6. Exterior maintenance of RV required. Pressure wash and paint all four sides.
7. Installed fence without a permit. Obtain an after the fact permit and complete inspections.
8. Owner is allowed to have only 3 cats per ordinance.

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

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

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


Joseline Ramirez
Chief Code Compliance 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\(8\)](#).

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments



Town of Pembroke Park

3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499

Hasler

FIRST-CLASS MAIL

02/22/2023

US POSTAGE \$000.60⁰



ZIP 33023
011D10656696

NOV

Sent To:

Case #:

Gustavo Robleto

8256

3140 W HALLANDALE BEACH BLVD, LOT 510
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

02/22/2023

US POSTAGE \$000.60⁰



ZIP 33023
011D10656696

HOLIDAY HALLANDALE MHC LLC
NOV #8256
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

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

HOLIDAY HALLANDALE MHC LLC
NOV #8256
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

Hasler

FIRST-CLASS MAIL

02/22/2023

US POSTAGE \$000.60⁰



ZIP 33023
011D10656696































Case Overview

Property/Incident Information

Owner	Address	Site Address
MARINEAU,CARMEN & MARINEAU,ALAIN	275 MGR PREVOST *ST EUSTACHE QC, CA J7P 2L2	128 LAKE SHORE DR, PEMBROKE PARK, FL 33009 15

Folio

514229NN0150

Legal Description

PARK LAKE INC CO-OP LOT 15

Case Status	Open	Case #	8278	Date Next Inspection	6/18/2024
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Notes Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.
Previous permit #2110764-0 is expired.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/27/2023		Notice of Violation	Hand Reg Mail 2/27/23
5/23/2024		Affidavit of Compliance	Certified Mail 5/24/24
5/23/2024	6/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 6/5/24 Certified Mail 5/24/24

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: 6/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/18/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MARINEAU,CARMEN & MARINEAU,ALAIN)

CASE NO. 8278

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MARINEAU,CARMEN & MARINEAU,ALAIN

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

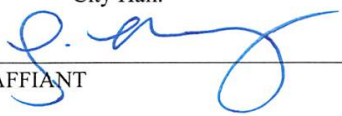
ADDRESS: 128 LAKE SHORE DR, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MARINEAU,CARMEN & MARINEAU,ALAIN
AT 11:21 A.M. ON THE 05 DAY OF JUNE 2024.

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

TYPE OF SERVICE

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


AFFIANT

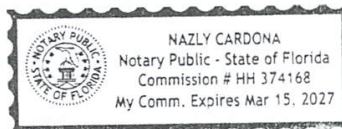
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona GA
Signature

Personally Known X OR Produced Identification _____

Type of Identification Produced _____




Town of Pembroke Park
3156 SW 52 Avenue
Pembroke Park, Florida 33623

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 05/23/2024

Sent To: MARINEAU, CARMEN & MARINEAU, ALAIN
275 MGR PREVOST
4ST EUSTACHE QC, CA J/P 2L2

Case #: 8278

Certified Mail #:

Property Owner:
MARINEAU, CARMEN & MARINEAU, ALAIN
275 MGR PREVOST
4ST EUSTACHE QC, CA J/P 2L2

Property Description:
514223NN0150

Legal Description:
PARK LAKE INC CO-OP LOT 15

AKA:
128 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 15

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 2/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

06/05/2024 11:21





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/23/2024

Sent To:

MARINEAU, CARMEN &
MARINEAU, ALAIN

275 MGR PREVOST
*ST EUSTACHE QC, CA J7P 2L2

Case #:

8278

Property Owner:

MARINEAU, CARMEN &
MARINEAU, ALAIN

275 MGR PREVOST
*ST EUSTACHE QC, CA J7P 2L2

Certified Mail #:

Property Description:

514229NN0150

Legal Description:

PARK LAKE INC CO-OP LOT 15

AKA:

128 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 15

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.
Previous permit #2110764-0 is expired.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of June, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer

5/23/2024



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

AFFIDAVIT OF COMPLIANCE

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

Case #:
8278

Petitioner,

vs.

MARINEAU,CARMEN &
MARINEAU,ALAIN
128 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 15

Respondent(s)

On 5/23/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: MARINEAU,CARMEN & MARINEAU,ALAIN
Address: 275 MGR PREVOST *ST EUSTACHE QC, CA J7P 2L2
Folio: 514229NN0150
Site Address: 128 LAKE SHORE DR, PEMBROKE PARK, FL 33009 15
Legal Description: PARK LAKE INC CO-OP LOT 15

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

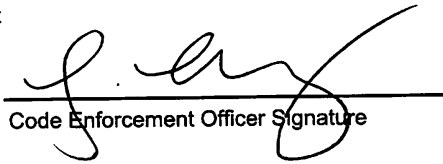
Notes/Mean of Correction:

Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.
Previous permit #2110764-0 is expired.
Not corrected.

Further, Affiant sayeth naught

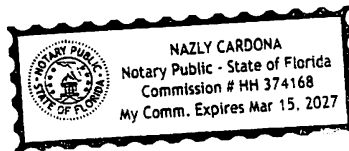
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/23/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: MARINEAU, CARMEN & MARINEAU, ALAIN
275 MGR PREVOST
*ST EUSTACHE QC, CA J7P 2L2

Case #: 8278

Date: 02/27/2023

Property Owner: MARINEAU, CARMEN & MARINEAU, ALAIN
275 MGR PREVOST
*ST EUSTACHE QC, CA J7P 2L2

Property Description: 514229NN0150

Certified Mail #:

Legal Description: PARK LAKE INC CO-OP LOT 15

AKA: 128 LAKE SHORE DR, PEMBROKE PARK, FL 33009 15

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #2110764-0 is expired. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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



Joseline Ramirez
Chief Code Compliance 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\(8\)](#).

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 91 of 747

TOWN OF PEMBROKE PARK

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

MARINEAU, CARMEN &
MARINEAU, ALAIND
NOV #8278
128 LAKE SHORE DR 15,
PEMBROKE PARK, FL 33009

Hasler

FIRST CLASS MAIL

02/27/2023

US POSTAGE \$000.60⁰



ZIP 33023
011D10656696



Town of Pembroke Park

3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499

Hasler

02/27/2023

US POSTAGE \$001.45⁰



ZIP 33023
011D10656696

Sent To:

MARINEAU, CARMEN &
MARINEAU, ALAIN

275 MGR PREVOST
*ST EUSTACHE QC, CA J/P 2L2

Case #:

8278

9589 0710 5270 1605 9268 22

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

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

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

Postage \$ 8.69
 Total Postage and Fees \$
 Sent To
 Street and Apt. N
 City, State, ZIP+4

Postmark Here

MAY 24 2024

MARINEAU, CARMEN &
 MARINEAU, ALAIN
 NOH #8278
 128 LAKE SHORE DR #15,
 PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9051 See Reverse for Instructions

Registered No. _____ Date Stamp _____

OFFICIAL USE

To Be Completed By Post Office

Postage \$ 329.00
 Extra Services & Fees (continued)
☐ Signature Confirmation \$
☐ Signature Confirmation Restricted Delivery \$
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Restricted Delivery \$

Total Postage & Fees \$

Customer Must Declare Full Value \$
 Received by _____
 Domestic Insurance up to \$50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM
 TOWN OF PEMBROKE PARK
 3150 SW 52nd AVE
 Pembroke Park, FL 33023

TO
 MARINEAU, CARMEN &
 MARINEAU, ALAIN
 NOH #8278
 275 MGR PREVOST *ST EUSTACHE
 QC CA J7P 2L2

PS Form 3806, R
 April 2015, PSN 7530-02-000-9051
 For domestic delivery information, visit our website at www.usps.com®

(See Information on Reverse)

Feb 9, 2023 at 10:17:53 AM



Feb 9, 2023 at 10:18:12 AM



Feb 9, 2023 at 10:18:43 AM



Case Overview

Property/Incident Information

Owner	Address	Site Address
STEVE LAPOINTE	148 W LAKE DRIVE PEMBROKE PARK, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 W LAKE DRIVE

Folio

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

Case Status	Open	Case #	8279	Date Next Inspection	6/18/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes Installed 7 impact windows without a permit. Obtain plans for an after the fact permit and inspection. Previous permit #2211625-0 is expired.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/27/2023		Notice of Violation	Hand Deliv 2/27/23
5/23/2024		Affidavit of Non-Compliance	Certified Mail
5/23/2024	6/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to 6/5/24 Property Certified Mail 5/24/24

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: 6/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/18/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

STEVE LAPOINTE)

Respondent

CASE NO. 8279

AFFIDAVIT OF SERVICE

TO BE SERVED: STEVE LAPOINTE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 148 W LAKE DRIVE PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: STEVE LAPOINTE AT 10:52 A.M. ON THE 05
DAY OF JUNE 2024.

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

TYPE OF SERVICE

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

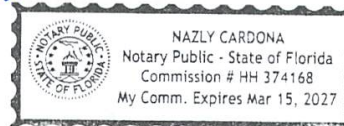

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/23/2024

Sent To:
STEVE LAPOINTE
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:
8279

Property Owner:
STEVE LAPOINTE
148 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 #148 W
LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 2/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
33-105 - Repairs and	Repairs and	Repairs and Installations shall be made so as	30

30



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/23/2024

Sent To:

STEVE LAPOINTE

148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

8279

Property Owner:

STEVE LAPOINTE

148 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 #148 W
LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Installed 7 impact windows without a permit. Obtain plans for an after the fact permit and inspection.
Previous permit #2211625-0 is expired.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of June, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer

5/23/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8279

Petitioner,

vs.

STEVE LAPOINTE

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148 W LAKE
DRIVE

Respondent(s)

On 5/23/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	STEVE LAPOINTE
Address:	148 W LAKE DRIVE PEMBROKE PARK, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 W LAKE DRIVE
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

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

Notes/Mean of Correction:

Installed 7 impact windows without a permit. Obtain plans for an after the fact permit and inspections. Permit #2211625-0 is issued, but inspection failed. Must pass all inspection and complete permit.

Further, Affiant sayeth naught

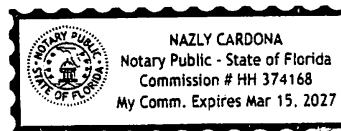
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/23/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: STEVE LAPOINTE
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #: 8279

Date: 02/27/2023

Property Owner: STEVE LAPOINTE
148 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 #148 W LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

Installed 7 impact windows without a permit. Obtain plans for an after the fact permit and inspection. Previous permit #2211625-0 is expired. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

Joseline Ramirez
Chief Code Compliance 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\(8\)](#).

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

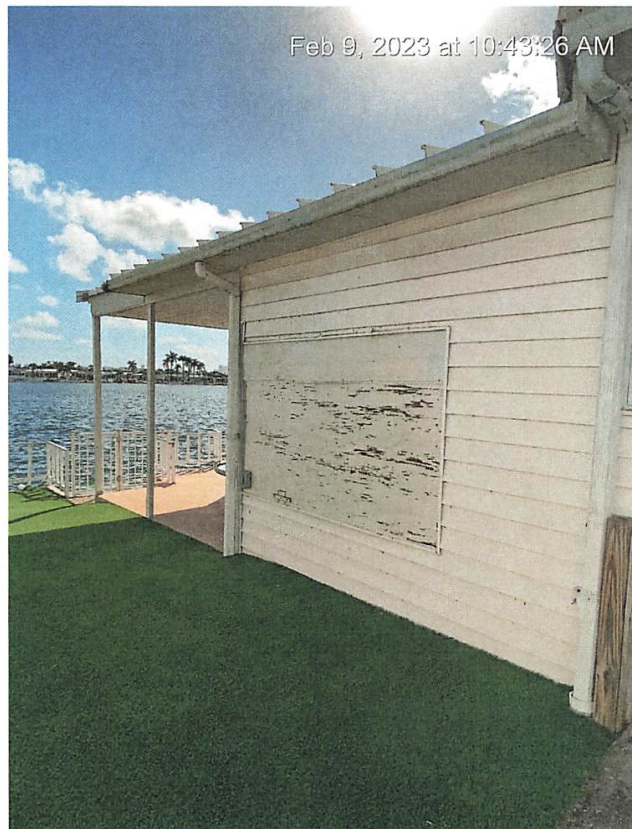
Page 105 of 747













Town of Pembroke Park

3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499

Sent To:

STEVE LAPOINTE

148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

8279

Hasler

FIRST CLASS MAIL

02/27/2023

US POSTAGE \$000.60⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

STEVE LAPOINTE

NOV #8279

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Hasler

FIRST CLASS MAIL

02/27/2023

US POSTAGE \$000.60⁰



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011D10656696

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

Postage \$
 Total Postage and Fees \$

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

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STEVE LAPOINTE
 NOH #8279
 148 W LAKE DRIVE
 PEMBROKE PARK, FL 33009

PS Form 3800, January 2020 PSN 7530-02-000-9047 See Reverse for Instructions

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

Postage \$
 Total Postage and Fees \$

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

Postmark Here

PEMBROKE PARK LAKES INC
 NOH #8279
 3196 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK FL 33009

PS Form 3800, January 2020 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®.

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

Postage \$
 Total Postage and Fees \$

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

Postmark Here

PEMBROKE PARK LAKES INC
 NOH #8279
 PO BOX 260490
 PEMBROKE PINES FL 33026

PS Form 3800, January 2020 PSN 7530-02-000-9047 See Reverse for Instructions

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

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

Postage \$
 Total Postage and Fees \$

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

Postmark Here

EESON, LEIGH
 NOH #8279
 11201 SW 55TH STREET, BOX 1
 MIRAMAR, FL 33025

PS Form 3800, January 2020 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

28 FEB 2023 PM 1 L

Hasler

FIRST-CLASS MAIL

02/27/2023

US POSTAGE \$000.60⁰



ZIP 33023
011D10656696

STEVE LAPOINTE

NOV #8279

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9304190297946959

33009-9999

NIXIE 331 DC 1 0003/24/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350 *2006-03345-28-42



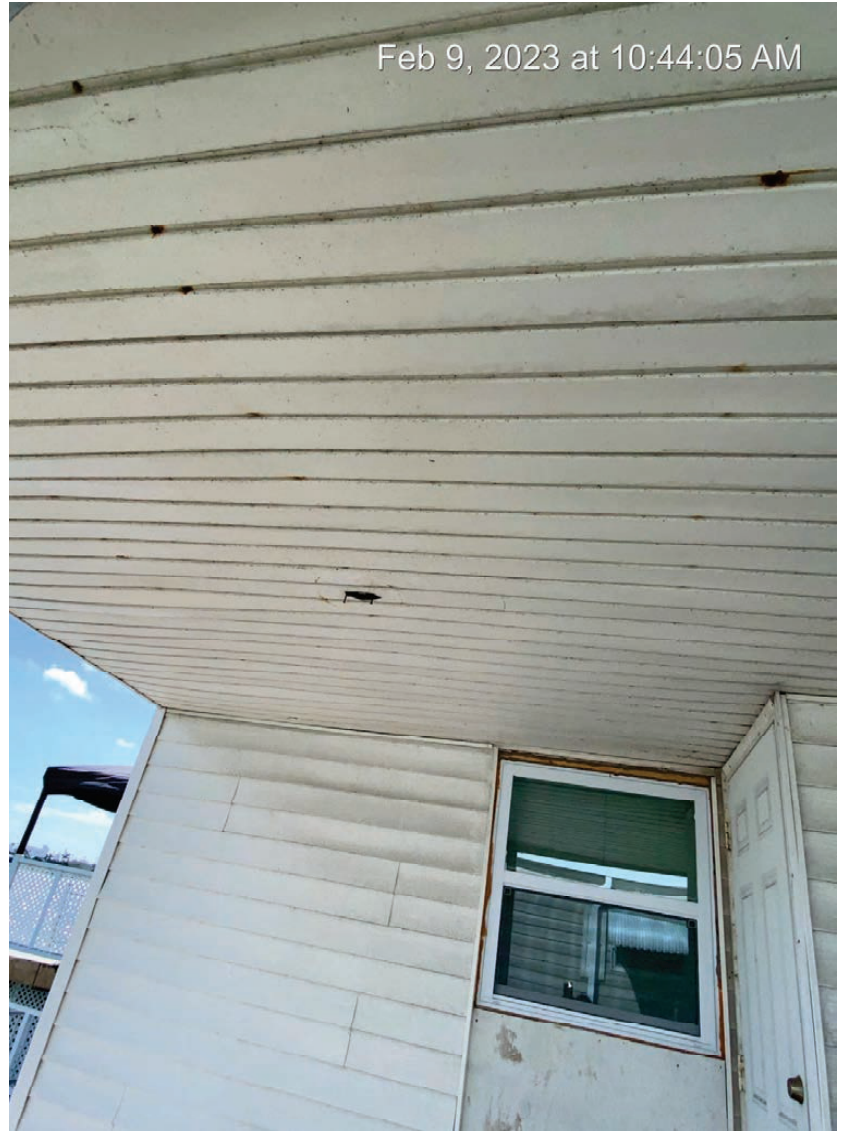
Feb 9, 2023 at 10:43:22 AM



Feb 9, 2023 at 10:43:26 AM







Feb 9, 2023 at 10:44:00 AM



Case Overview

Property/Incident Information

Owner	Address	Site Address
HEIKENWALDER,WILHELM HEIKENWALDER,ANNA ETAL	115 MARINE LAKE DR #471 PEMBROKE PARK, FL 33009	115 MARINE LAKE DR, PEMBROKE PARK, FL 33009 471

Folio

514229NN2490

Legal Description

PARK LAKE INC CO-OP LOT 471

Case Status	Open	Case #	8284	Date Next Inspection	6/18/2024
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Notes Installed shutters without a permit. Obtain plans for an after the fact permit and inspections.
 Previous permit 2211649-0 is expired.
 Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/27/2023		Notice of Violation	Regular Mail 2/27/23
5/23/2024		Affidavit of Non-Compliance	Certified Mail 5/24/24
5/23/2024	6/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 6/5/24 Certified Mail 5/24/24

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: 6/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/18/2024

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HEIKENWALDER, WILHELM)
HEIKENWALDER, ANNA ETAL)

CASE NO. 8284

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HEIKENWALDER, WILHELM HEIKENWALDER, ANNA ETAL

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 115 MARINE LAKE DR #471, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HEIKENWALDER, WILHELM HEIKENWALDER, ANNA ETAL AT 11:16 A.M. ON THE 05 DAY OF JUNE 2024.

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

TYPE OF SERVICE

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

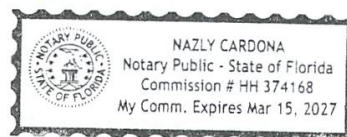

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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






Town of Pembroke Park
3100 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 05/23/2024

Case #: 6284

Sent To:
HEIKENWALDER, WILHELM
HEIKENWALDER, ANNA ETAL
115 MARINE LAKE DR #471
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Owner:
HEIKENWALDER, WILHELM
HEIKENWALDER, ANNA ETAL
115 MARINE LAKE DR #471
PEMBROKE PARK, FL 33009

Property Description:
514229NN2490

Legal Description:
PARK LAKE INC CO-OP LOT 471

AKA:
115 MARINE LAKE DR, PEMBROKE PARK,
FL 33009 471

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

06/05/2024 11:16



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/23/2024

Sent To:

HEIKENWALDER,WILHELM
HEIKENWALDER,ANNA ETAL

115 MARINE LAKE DR #471
PEMBROKE PARK, FL 33009

Case #:

8284

Property Owner:

HEIKENWALDER,WILHELM
HEIKENWALDER,ANNA ETAL

115 MARINE LAKE DR #471
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN2490

Legal Description:

PARK LAKE INC CO-OP LOT 471

AKA:

115 MARINE LAKE DR, PEMBROKE PARK,
FL 33009 471

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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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

Installed shutters without a permit. Obtain plans for an after the fact permit and inspections.
Previous permit 2211649-0 is expired.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of June, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

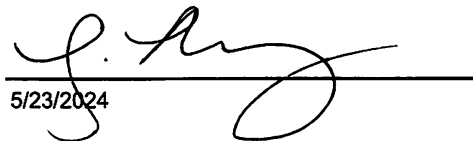
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


5/23/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8284

Petitioner,

vs.

HEIKENWALDER, WILHELM
M HEIKENWALDER, ANNA
ETAL

115 MARINE LAKE DR, PEMBROKE PARK,
FL 33009 471

Respondent(s)

On 5/23/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: HEIKENWALDER, WILHELM HEIKENWALDER, ANNA ETAL
Address: 115 MARINE LAKE DR #471 PEMBROKE PARK, FL 33009
Folio: 514229NN2490
Site Address: 115 MARINE LAKE DR, PEMBROKE PARK, FL 33009 471
Legal Description: PARK LAKE INC CO-OP LOT 471

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

Notes/Mean of Correction:

Installed shutters without a permit. Obtain plans for an after the fact permit and inspections.
Previous permit 2211649-0 is expired.
Not corrected.

Further, Affiant sayeth naught

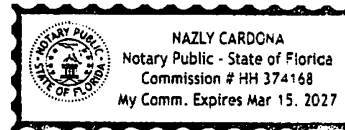
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/23/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: HEIKENWALDER, WILHELM
HEIKENWALDER, ANNA ETAL
115 MARINE LAKE DR #471
PEMBROKE PARK, FL 33009

Case #: 8284

Date: 02/27/2023

Property Owner: HEIKENWALDER, WILHELM
HEIKENWALDER, ANNA ETAL
115 MARINE LAKE DR #471
PEMBROKE PARK, FL 33009

Property Description: 514229NN2490

Certified Mail #:

Legal Description: PARK LAKE INC CO-OP LOT 471

AKA: 115 MARINE LAKE DR, PEMBROKE PARK,
FL 33009 471

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

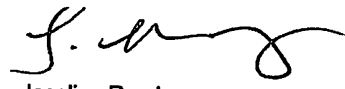
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed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

Notes/Mean of Correction:

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

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



Joseline Ramirez
Chief Code Compliance Officer



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	115 MARINE LAKE DRIVE #471, PEMBROKE PARK FL 33009-6051	ID #	5142 29 NN 2490
Property Owner	HEIKENWALDER, WILHELM HEIKENWALDER, ANNA ETAL	Millage	0613
Mailing Address	115 MARINE LAKE DR #471 PEMBROKE PARK FL 33009-6051	Use	05
Abbr Legal Description	PARK LAKE INC CO-OP LOT 471		

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

* 2023 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2023*	\$60,000	\$184,040	\$244,040	\$244,040				
2022	\$60,000	\$184,040	\$244,040	\$244,040	\$5,154.23			
2021	\$60,000	\$151,320	\$211,320	\$211,320	\$4,544.35			
2023* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$244,040	\$244,040	\$244,040	\$244,040				
Portability	0	0	0	0				
Assessed/SOH	\$244,040	\$244,040	\$244,040	\$244,040				
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	\$244,040	\$244,040	\$244,040	\$244,040				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
10/29/2021	CPT-D	\$100,000	117709919					
2/4/2016	CPT	\$200,000	115592926					
3/9/2007	CPT-D	\$30,000	43873 / 1467					
8/1/2006	CPT	\$30,000	42515 / 579					
4/15/1996	CPT		24783 / 436					
				Adj. Bldg. S.F.		1248		
				Units/Beds/Baths		1/2/2		
				Eff./Act. Year Built: 2008/2007				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Town of Pembroke Park

3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499

Sent To:

HEIKENWALDER, WILHELM
HEIKENWALDER, ANNA ETAL

115 MARINE LAKE DR #471
PEMBROKE PARK, FL 33009

Case #:

8284

Hasler

02/27/2023

US POSTAGE \$000.60⁰



FIRST CLASS MAIL

ZIP 33023
011D10656696

9589 0710 5270 1605 9267 78

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

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

OFFICIAL POSTAL USE

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

Postage \$8.69
Total Postage and Fees \$

Sent To HEIKENWALDER, WILHELM
HEIKENWALDER, ANNA ETAL
NOH #8284
115 MARINE LAKE DR #471,
PEMBROKE PARK, FL 33009

City, State, Zip+4

PS Form 3800, June 2019

Postmark Here MAY 24 2024





Case Overview

Property/Incident Information

Owner	Address	Site Address
WHIGHAM, EARTHA M	3911 SW 52 AVE #1-3 Pembroke Park, FL 33023	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 1-3

Folio

514230240031

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS, COMM AT NW COR OF LOT 21B, ELY ALG N/L FOR 307.35 TO POB, CONT ELY 20.33, SLY 66.45, WLY 20.33, NLY 66.45 TO POB
AKA: UNIT 1 BUILDING 3 PARK POINTE TOWNHOMES

Case Status	Open	Case #	8305	Date Next Inspection	6/18/2024
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Notes

1. Installed wooden canopy without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed window without a permit. Obtain plans for an after the fact permit and inspections.
3. Wooden fence is in need of repair. Pressure wash and remove dirt build up.

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/7/2023		Notice of Violation	Regular Mail 3/8/23
5/23/2024		Affidavit of Non-Compliance	Certified Mail 5/24/24
5/23/2024	6/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 6/5/24 Certified Mail 5/24/24

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 6/18/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/18/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/18/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 6/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/18/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

WHIGHAM, EARTHA M)

CASE NO. 8305

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: WHIGHAM, EARTHA M

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3911 SW 52 AVE, BLDG 3, UNIT 1, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: WHIGHAM, EARTHA M AT 10:06 A.M. ON
THE 05 DAY OF JUNE 2024.

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

TYPE OF SERVICE

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

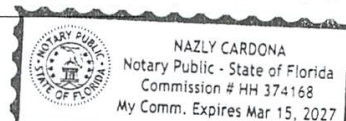
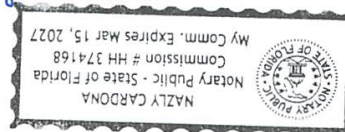

AFFIANT

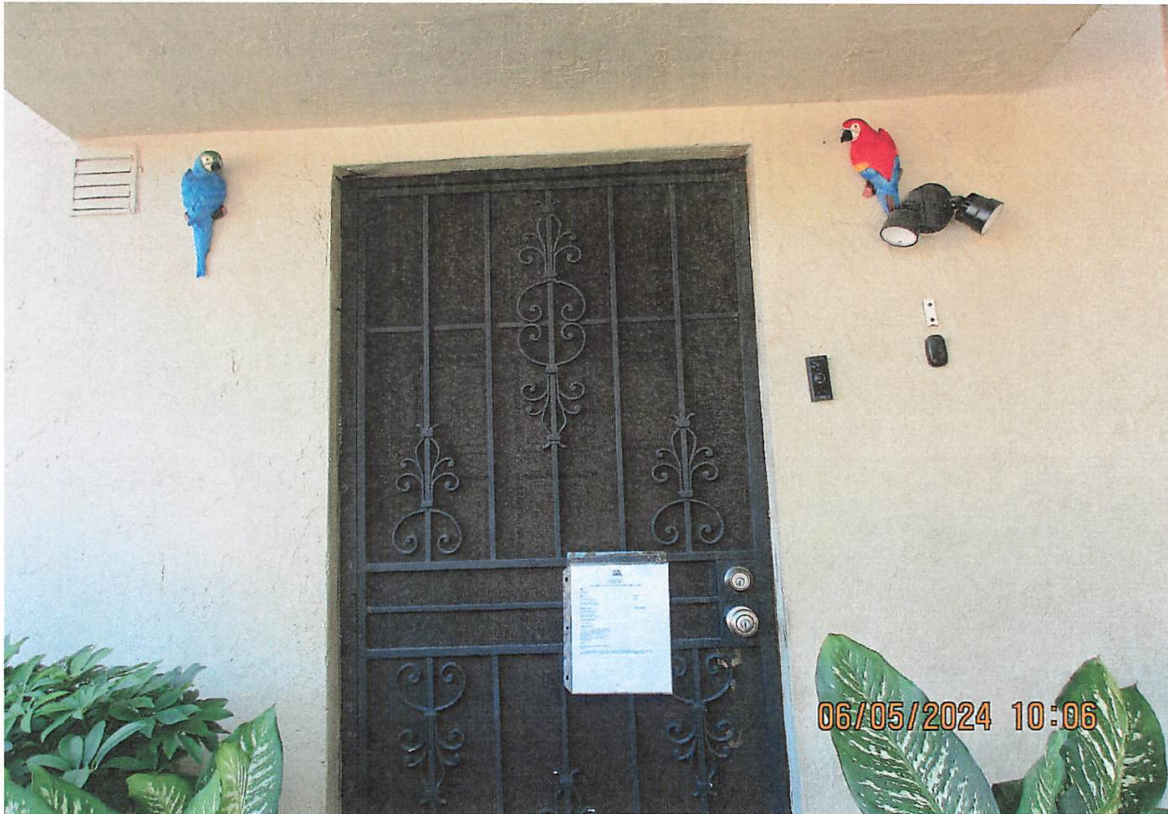
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana Cardona
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/23/2024

Sent To:
WHIGHAM, EARTHA M
3911 SW 52 AVE #1-3
Pembroke Park, FL 33023

Case #:
8305

Property Owner:
WHIGHAM, EARTHA M
3911 SW 52 AVE #1-3
Pembroke Park, FL 33023

Certified Mail #:

Property Description:
514230240031

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS COMM AT NW
COR OF LOT 21B, ELY ALG N/L FOR
307.35 TO POB, CONT ELY 20.33, SLY
66.45, WLY 20.33, NLY 66.45 TO POB AKA:
UNIT 1 BUILDING 3 PARK POINTE
TOWNHOMES

AKA:
3911 SW 52 AVE, PEMBROKE PARK, FL
33023 1-3

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/7/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

06/05/2024 10:06



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/23/2024

Sent To:

WHIGHAM, EARTHA M
3911 SW 52 AVE #1-3
Pembroke Park, FL 33023

Case #:

8305

Property Owner:

WHIGHAM, EARTHA M
3911 SW 52 AVE #1-3
Pembroke Park, FL 33023

Certified Mail #:

Property Description:

514230240031

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS, COMM AT NW
COR OF LOT 21B, ELY ALG N/L FOR
307.35 TO POB, CONT ELY 20.33, SLY
66.45, WLY 20.33, NLY 66.45 TO POB AKA:
UNIT 1 BUILDING 3 PARK POINTE
TOWNHOMES

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 1-3

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/7/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Installed wooden canopy without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed window without a permit. Obtain plans for an after the fact permit and inspections.
3. Wooden fence is in need of repair. Pressure wash and remove dirt build up.

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

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of June, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

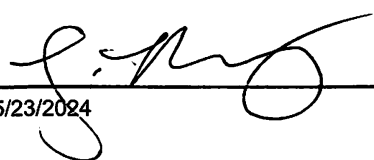
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


5/23/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8305

Petitioner,

vs.

WHIGHAM, EARTHA M

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 1-3

Respondent(s)

On 5/23/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	WHIGHAM, EARTHA M
Address:	3911 SW 52 AVE #1-3 Pembroke Park, FL 33023
Folio:	514230240031
Site Address:	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 1-3
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS, COMM AT NW COR OF LOT 21B, ELY ALG N/L FOR 307.35 TO POB, CONT ELY 20.33, SLY 66.45, WLY 20.33, NLY 66.45 TO POB AKA: UNIT 1 BUILDING 3 PARK POINTE TOWNHOMES



Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/23/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 5/23/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 5/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/23/2024

Notes/Mean of Correction:

1. Installed wooden canopy without a permit. Obtain plans for an after the fact permit and inspections. Permit # 24365175-0 in progress, must pass all inspections and complete permit.
2. Installed window on backend of property without a permit. Obtain plans for an after the fact permit and inspections. Window belongs to neighbor and have a permit under # 2211748-0.
3. Wooden fence is in need of repair. Pressure wash and remove dirt build up. Call for re-inspection.

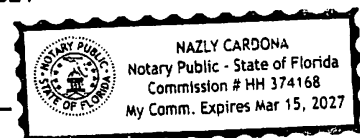
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/23/2024


NOTARY PUBLIC, STATE OF FLORIDA





Site Address	3911 SW 52 AVENUE #1-3, PEMBROKE PARK FL 33023-6947	ID #	5142 30 24 0031
Property Owner	WHIGHAM, EARTHA M	Millage	0613
Mailing Address	3911 SW 52 AVE #1 PEMBROKE PARK FL 33023-6947	Use	01-04
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS, COMM AT NW COR OF LOT 21B, ELY ALG N/L FOR 307.35 TO POB, CONT ELY 20.33, SLY 66.45, WLY 20.33, NLY 66.45 TO POB AKA: UNIT 1 BUILDING 3 PARK POINTE TOWNHOMES		

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

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$9,460	\$229,210	\$238,670	\$58,560				
2023	\$9,460	\$187,450	\$196,910	\$56,860	\$585.07			
2022	\$9,460	\$145,400	\$154,860	\$55,210	\$560.01			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$238,670	\$238,670	\$238,670	\$238,670				
Portability	0	0	0	0				
Assessed/SOH 02	\$58,560	\$58,560	\$58,560	\$58,560				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000				
Add. Homestead	\$8,560	0	\$8,560	\$8,560				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$25,000	\$33,560	\$25,000	\$25,000				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
8/19/2010	VCT		47418 / 1767	\$7.00	1,351	SF		
7/14/2010	CET-T	\$100	47275 / 643					
5/8/2001	WD	\$63,000	31630 / 1863					
8/23/1996	WD	\$47,000	25342 / 423					
				Adj. Bldg. S.F. (Card, Sketch)		947		
				Units/Beds/Baths		1/2/1.5		
				Eff./Act. Year Built: 1995/1994				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

US BANK NA TRSTEE % BAC
HOME LOANS SERVICING
7105 CORPORATE DR
PLANO, TX 75024

Case #:

8305

Date:

03/07/2023

Property Owner:

US BANK NA TRSTEE % BAC
HOME LOANS SERVICING
7105 CORPORATE DR
PLANO, TX 75024

Property Description:

514230240031

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS, COMM AT NW
COR OF LOT 21B, ELY ALG N/L FOR
307.35 TO POB, CONT ELY 20.33, SLY
66.45, WLY 20.33, NLY 66.45 TO POB AKA:
UNIT 1 BUILDING 3 PARK POINTE
TOWNHOMES

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 1-3

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Notes/Mean of Correction:

1. Installed wooden canopy without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed window without a permit. Obtain plans for an after the fact permit and inspections.
 3. Wooden fence is in need of repair. Pressure wash and remove dirt build up.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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



Joseline Ramirez
Chief Code Compliance Officer



Town of Pembroke Park

3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499



quadiënt
FIRST-CLASS MAIL
IMI
\$000.60^g
03/08/2023 ZIP 33023
043M30245597

US POSTAGE

Sent To:

US BANK NA TRSTEE % BAC
HOME LOANS SERVICING

7105 CORPORATE DR
PLANO, TX 75024

Case #:

8305

TOWN OF PEMBROKE PARK

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



quadiënt
FIRST-CLASS MAIL
IMI
\$000.60^g
03/08/2023 ZIP 33023
043M30245597

US POSTAGE

US BANK NA TRSTEE % BAC HOME
LOANS SERVICING
NOV #8305
3911 SW 52 AVE UNIT 1 BLG 3,
PEMBROKE PARK, FL 33023



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3911 SW 52 AVENUE #1-3, PEMBROKE PARK FL 33023-6947	ID #	5142 30 24 0031
Property Owner	WHIGHAM, EARTHA M	Millage	0613
Mailing Address	3911 SW 52 AVE #1 PEMBROKE PARK FL 33023-6947	Use	01-04
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS, COMM AT NW COR OF LOT 21B, ELY ALG N/L FOR 307.35 TO POB, CONT ELY 20.33, SLY 66.45, WLY 20.33, NLY 66.45 TO POB AKA: UNIT 1 BUILDING 3 PARK POINTE TOWNHOMES		

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* 2023 values are considered "working values" and are subject to change.					
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$9,460	\$174,380	\$183,840	\$56,860	
2022	\$9,460	\$145,400	\$154,860	\$55,210	\$560.01
2021	\$9,460	\$107,330	\$116,790	\$53,610	\$560.95
2023* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$183,840	\$183,840	\$183,840	\$183,840	
Portability	0	0	0	0	
Assessed/SOH 02	\$56,860	\$56,860	\$56,860	\$56,860	
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000	
Add. Homestead	\$6,860	0	\$6,860	\$6,860	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$25,000	\$31,860	\$25,000	\$25,000	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor Type
8/19/2010	VCT		47418 / 1767	\$7.00	1,351 SF
7/14/2010	CET-T	\$100	47275 / 643		
5/8/2001	WD	\$63,000	31630 / 1863		
8/23/1996	WD	\$47,000	25342 / 423		
				Adj. Bldg. S.F. (Card, Sketch) 947	
				Units	1
				Eff./Act. Year Built: 1995/1994	
Special Assessments					
Fire	Garb	Light	Drain	Impr	Safe Storm Clean Misc

9589 0710 5270 1605 9267 30

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

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

Certified Mail Fee
\$

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

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

Postage
\$ 8.69

Total Postage and Fees
\$

Sent To
WHIGHAM, EARTHAM
NOH #8305

Street and Apt. No.
3911 SW 52 AVE #1-3,

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

PS Form 3800, 11-15-2019

Postmark Here
MAY 24 2024
HILLCREST POSTAL STORE

Feb 9, 2023 at 11:05:15 AM



Feb 9, 2023 at 11:05:40 AM



Feb 9, 2023 at 11:07:29 AM



Joseline Ramirez

From: Eartha Whigham <earthawhigham@gmail.com>
Sent: Tuesday, June 4, 2024 8:54 PM
To: Joseline Ramirez
Subject: Fwd: Hearing June 18,2024

----- Forwarded message -----

From: Eartha Whigham <earthawhigham@gmail.com>
Date: Mon, Jun 3, 2024, 3:59 PM
Subject: Hearing June 18,2024
To: <joselineramirez@tpfpfl.gov>

Ms. Ramirez. I am reaching out to you via email. My name is Eartha Whigham my address is 3911 S.W.52nd ave. Bldg3#1 Pembroke Park FL. 33023. My case number is 8305. I have been in contact with my contractor Mr. Jean Pierre DesGrievx of Macaya Construction. I have informed him of my plans to terminate this project. In order for me to complete this project I would have to come up with 7,800.00. 4,800.00 for the contractor and 3,00.00 for the roofer. I have all ready paid for a permit 851.00. I was advised that I could pay 45.00 more to have this permit become a permit for demolition which I have requested to do. I have had some life changes that have happen to me going through a divorce and no help from my husband who was with me at the time we started this project. I am waiting for the total cost of the demolition from Mr. Jean Pierre DesGrievx. I hope to have the answer for you by the time of my hearing. Thank you. With warm regards.

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
JENKINS,VIVIA V H/E JENKINS,ROBERT A	3911 SW 52 AVE #2-3 PEMBROKE PARK, FL 33023	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 2-3

Folio

514230240032

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 327.68 TO POB,CONT ELY 19.00,SLY 66.44,WLY 19.00, NLY 66.45 TO POB
AKA: UNIT 2 BUILDING 3 PARK POINTE TOWNHOMES

Case Status	Open	Case #	8325	Date Next Inspection	6/18/2024
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Notes

1. Installed wooden canopy without a permit. Obtain plans for an after the fact permit and inspections.
2. Wooden fence is in need of repair. Pressure wash and remove dirt build up.

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/21/2023		Notice of Violation	Regular Mail 3/23/23
5/23/2024		Affidavit of Non-Compliance	Regular Mail 5/24/24
5/23/2024	6/18/2024	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 6/5/24

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/18/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/18/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

JENKINS,VIVIA V H/E)
JENKINS,ROBERT A)

CASE NO. 8325

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JENKINS,VIVIA V H/E JENKINS,ROBERT A

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

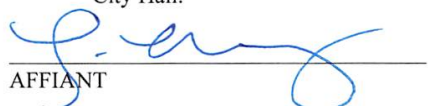
ADDRESS: 3911 SW 52 AVE, BLDG 3, UNIT 1, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JENKINS,VIVIA V H/E JENKINS,ROBERT A
AT 10:06 A.M. ON THE 05 DAY OF JUNE 2024.

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

TYPE OF SERVICE

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

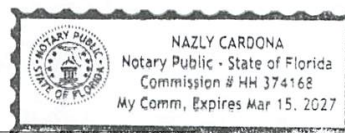

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/23/2024

Sent To:
JENKINS,VIVIA V H/E
JENKINS,ROBERT A
3911 SW 52 AVE #2-3
PEMBROKE PARK, FL 33023

Case #:
8325

Property Owner:
JENKINS,VIVIA V H/E
JENKINS,ROBERT A
3911 SW 52 AVE #2-3
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230240032

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS COMM AT NW
COR OF LOT 21 B,ELY ALG NLY FOR
327.88 TO POB,CONT ELY 19.00,SLY
66.44,WLY 19.00, NLY 66.45 TO POB AKA:
UNIT 2 BUILDING 3 PARK POINTE
TOWNHOMES
AKA:
3911 SW 52 AVE, PEMBROKE PARK, FL
33023 2-3

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 3/21/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter fences, playground equipment, trails, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair	30

06/05/2024 10:06

9589 0710 5270 1605 9269 38

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage
 \$ 8.69

Total Postage and Fees \$

Sent To
 JENKINS, VIVIA V H/E
 JENKINS, ROBERT A
 NOH #8325
 3911 SW 52 AVE #2-3,
 PEMBROKE PARK, FL 33023

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

PS Form 3800, Jan 2019

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JENKINS, VIVIA V H/E
 JENKINS, ROBERT A
 NOH #8325
 3911 SW 52 AVE #2-3,
 PEMBROKE PARK, FL 33023

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9269 38

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/23/2024

Sent To:

JENKINS,VIVIA V H/E
JENKINS,ROBERT A

3911 SW 52 AVE #2-3
PEMBROKE PARK, FL 33023

Case #:

8325

Property Owner:

JENKINS,VIVIA V H/E
JENKINS,ROBERT A

3911 SW 52 AVE #2-3
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230240032

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS,COMM AT NW
COR OF LOT 21 B,ELY ALG N/L FOR
327.68 TO POB,CONT ELY 19.00,SLY
66.44,WLY 19.00, NLY 66.45 TO POB AKA:
UNIT 2 BUILDING 3 PARK POINTE
TOWNHOMES

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 2-3

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

1. Installed wooden canopy without a permit. Obtain plans for an after the fact permit and inspections.
 2. Wooden fence is in need of repair. Pressure wash and remove dirt build up.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of June, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



5/23/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8325

Petitioner,

vs.

JENKINS,VIVIA V H/E
JENKINS,ROBERT A
3911 SW 52 AVE, PEMBROKE PARK, FL
33023 2-3

Respondent(s)

On 5/23/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: JENKINS,VIVIA V H/E JENKINS,ROBERT A
Address: 3911 SW 52 AVE #2-3 PEMBROKE PARK, FL 33023
Folio: 514230240032
Site Address: 3911 SW 52 AVE, PEMBROKE PARK, FL 33023 2-3
Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 327.68 TO POB,CONT ELY 19.00,SLY 66.44,WLY 19.00, NLY 66.45 TO POB AKA: UNIT 2 BUILDING 3 PARK POINTE TOWNHOMES

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 5/23/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/23/2024

Notes/Mean of Correction:

1. Installed wooden canopy without a permit. Obtain plans for an after the fact permit and inspections. Not corrected.
2. Wooden fence is in need of repair. Pressure wash and remove dirt build up. Call for re-inspection.

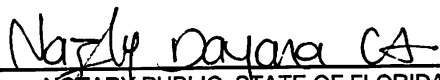
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD

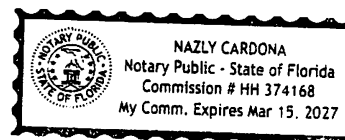


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/23/2024



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

JENKINS,VIVIA V H/E
JENKINS,ROBERT A

3911 SW 52 AVE #2-3
PEMBROKE PARK, FL 33023

Case #:

8325

Date:

03/21/2023

Property Owner:

JENKINS,VIVIA V H/E
JENKINS,ROBERT A

3911 SW 52 AVE #2-3
PEMBROKE PARK, FL 33023

Property Description:

514230240032

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS,COMM AT NW
COR OF LOT 21 B,ELY ALG N/L FOR
327.68 TO POB,CONT ELY 19.00,SLY
66.44,WLY 19.00, NLY 66.45 TO POB AKA:
UNIT 2 BUILDING 3 PARK POINTE
TOWNHOMES

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 2-3

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING
REGULATIONS

Sec. 5-17. - Permit
application.

The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.

(Ord. No. 13-09-01, § 2, 9-11-13)

30

Notes/Mean of Correction:

1. Installed wooden canopy without a permit. Obtain plans for an after the fact permit and inspections.
 2. Wooden fence is in need of repair. Pressure wash and remove dirt build up.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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



Joseline Ramirez
Chief Code Compliance 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\(8\)](#).

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 161 of 747

TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.60
03/23/2023 ZIP 33023
043M30245557

US POSTAGE

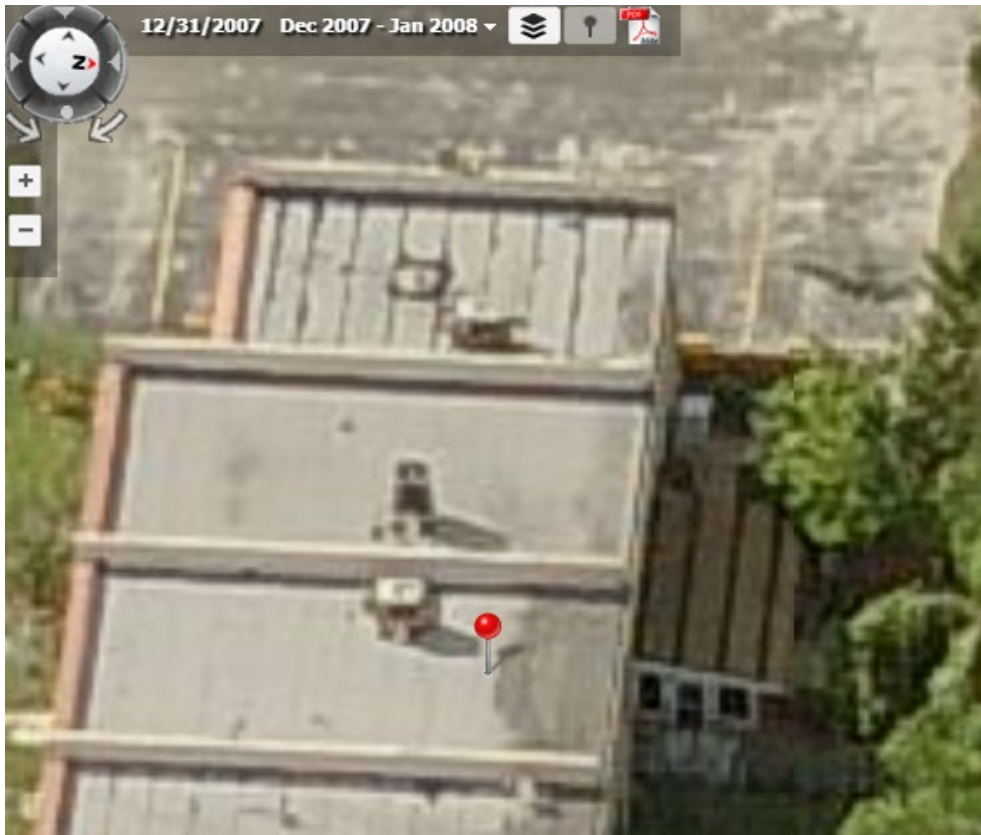
NOV

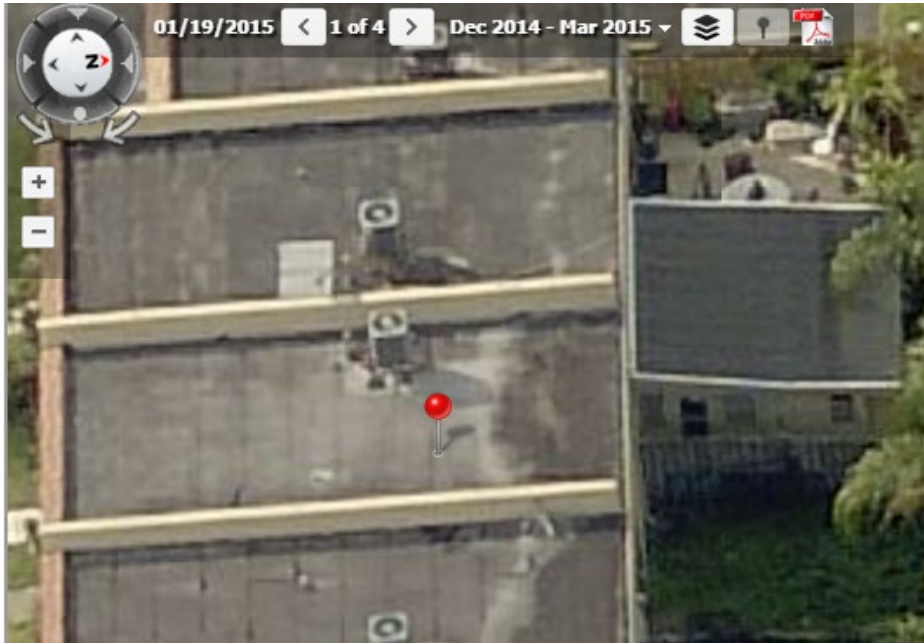
SENT TO:

JENKINS,VIVIA V H/E
JENKINS,ROBERT A

3911 SW 52 AVE #2-3
PEMBROKE PARK, FL 33023

8325





Feb 9, 2023 at 11:05:15 AM



Feb 9, 2023 at 11:05:40 AM



Feb 9, 2023 at 11:07:29 AM



Case Overview

Property/Incident Information

Owner	Address	Site Address
TAI GROUP INC	4371 CASPER CT HOLLYWOOD, FL 33021	2520 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio
514221010118

Legal Description

SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N 200 LYING W OF I-95 LESS E 40 BLK 13

Case Status Open	Case # 8393	Date Next Inspection 5/23/2024
-------------------------	--------------------	---------------------------------------

Notes

1. Operating without a Business Tax Receipt. Obtain a BTR by contacting the Building Dept. at 954-966-4600, ext. 182.
2. Verify permit for mezzanine/tenant buildout or obtain plans for an after the fact permit and complete inspections.
3. Bathroom renovation with shower done without a permit. Obtain plans for an after the fact permit and complete inspections.
4. Tankless water heater installed without a permit. Obtain plans for an after the fact permit and complete inspections.
5. Egress access control locking system installed without a permit. obtain plans for an after the fact permit and complete inspections.
6. Placing dumpster on public right of way. Remove dumpster from ROW and place on actual property, on rear or side of property.

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/10/2023		Notice of Violation	Regular Mail 4/11/23
5/23/2024		Affidavit of Non-Compliance	Certified Mail
5/23/2024	6/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 6/5/24 Certified Mail 5/24/24

Violations

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

Case Overview

GARBAGE AND REFUSE	Sec. 11-16. - Location; placement for collection.	It shall be unlawful for any person to place, put, store, locate, cause or permit to be placed, put, stored or located any garbage container, trash container, large trash bags for bulky yard debris/household trash, or horticultural debris at any location within the Town other than at the rear or side of the premises or property upon which such garbage container or trash container is located on; provided that garbage containers or trash containers may be placed at the front of properties for pickup no more than 24 hours prior to the day or days when such garbage container or trash container is scheduled to be emptied by the garbage or trash collector licensed by the Town and authorized by the owner of such garbage container or trash container to collect and remove the contents thereof. (Ord. No. 73-5-1, § 1, 5-2-73; Ord. No. 12-06-03, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 5/23/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/23/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 5/23/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 5/23/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

TAI GROUP INC)

Respondent

CASE NO. 8393

AFFIDAVIT OF SERVICE

TO BE SERVED: TAI GROUP INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2520 SW 30 AVE, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TAI GROUP INC AT 12:12 P.M. ON THE 05 DAY OF JUNE 2024.

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

TYPE OF SERVICE

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

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

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

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

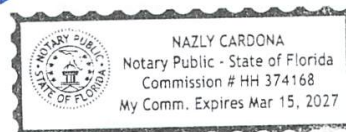

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona CA.
Signature

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




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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 05/23/2024

Sent To: TAI GROUP INC
4371 CASPER CT
HOLLYWOOD, FL 33021

Case #: 8393

Property Owner: TAI GROUP INC
4371 CASPER CT
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description: 514221010118

Legal Description: SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N
200 LYING W OF I-95 LESS E 40 BLK 13

AKA: 2520 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 4/10/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 8-11-13)	

06/05/2024 12:12



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

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

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

Postage \$8.69
Total Postage and Fees \$
Sent To TAI GROUP INC
TAIEB, MOSHE
NOH #8393
Street and Apt. No.: 2520 SW 30 AVE,
City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 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®.

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

Postage \$8.69
Total Postage and Fees \$
Sent To TAI GROUP INC
NOH #8393
Street and Apt. No.: 4371 CASPER CT
City, State, ZIP+4® HOLLYWOOD, FL 33021

PS Form 3800, January 2023 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:
TAI GROUP INC
NOH #8393
4371 CASPER CT
HOLLYWOOD, FL 33021

9590 9402 8582 3244 8673 40

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9269 14

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature]
☐ Agent
☐ Addressee

B. Received by (Printed Name)
L Pichh

C. Date of Delivery
05/30/24

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery (O)

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
TAI GROUP INC
TAIEB, MOSHE
NOH #8393
2520 SW 30 AVE,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8673 33

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9269 07

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature]
☐ Agent
☐ Addressee

B. Received by (Printed Name)

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 (O)

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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/23/2024

Sent To:

TAI GROUP INC
4371 CASPER CT
HOLLYWOOD, FL 33021

Case #:

8393

Property Owner:

TAI GROUP INC
4371 CASPER CT
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514221010118

Legal Description:

SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N
200 LYING W OF I-95 LESS E 40 BLK 13

AKA:

2520 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/10/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

GARBAGE AND REFUSE	Sec. 11-16. - Location; placement for collection.	It shall be unlawful for any person to place, put, store, locate, cause or permit to be placed, put, stored or located any garbage container, trash container, large trash bags for bulky yard debris/household trash, or horticultural debris at any location within the Town other than at the rear or side of the premises or property upon which such garbage container or trash container is located on; provided that garbage containers or trash containers may be placed at the front of properties for pickup no more than 24 hours prior to the day or days when such garbage container or trash container is scheduled to be emptied by the garbage or trash collector licensed by the Town and authorized by the owner of such garbage container or trash container to collect and remove the contents thereof. (Ord. No. 73-5-1, § 1, 5-2-73; Ord. No. 12-06-03, § 1, 6-13-12)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30

1. Operating without a Business Tax Receipt. Obtain a BTR by contacting the Building Dept. at 954-966-4600, ext. 182.
 2. Verify permit for mezzanine/tenant buildout or obtain plans for an after the fact permit and complete inspections.
 3. Bathroom renovation with shower done without a permit. Obtain plans for an after the fact permit and complete inspections.
 4. Tankless water heater installed without a permit. Obtain plans for an after the fact permit and complete inspections.
 5. Egress access control locking system installed without a permit. obtain plans for an after the fact permit and complete inspections.
 6. Placing dumpster on public right of way. Remove dumpster from ROW and place on actual property, on rear or side of property.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of June, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



5/23/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8393

Petitioner,

vs.

TAI GROUP INC
2520 SW 30 AVE, PEMBROKE PARK, FL
33009

Respondent(s)

On 5/23/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	TAI GROUP INC
Address:	4371 CASPER CT HOLLYWOOD, FL 33021
Folio:	514221010118
Site Address:	2520 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description:	SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N 200 LYING W OF I-95 LESS E 40 BLK 13

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/23/2024
GARBAGE AND REFUSE	Sec. 11-16. - Location; placement for collection.	It shall be unlawful for any person to place, put, store, locate, cause or permit to be placed, put, stored or located any garbage container, trash container, large trash bags for bulky yard debris/household trash, or horticultural debris at any location within the Town other than at the rear or side of the premises or property upon which such garbage container or trash container is located on; provided that garbage containers or trash containers may be placed at the front of properties for pickup no more than 24 hours prior to the day or days when such garbage container or trash container is scheduled to be emptied by the garbage or trash collector licensed by the Town and authorized by the owner of such garbage container or trash container to collect and remove the contents thereof. (Ord. No. 73-5-1, § 1, 5-2-73; Ord. No. 12-06-03, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 5/23/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/23/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	Not in Compliance - Reinspection Date: 5/23/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 5/23/2024

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt. Obtain a BTR by contacting the Building Dept. at 954-966-4600, ext. 182. BTR application in progress, failed structural, fire, and electrical inspections.
2. Verify permit for mezzanine/tenant buildout or obtain plans for an after the fact permit and complete inspections. There is no evidential support of modification, violation removed.
3. Bathroom renovation with shower done without a permit. Obtain plans for an after the fact permit and complete inspections. Not Corrected.
4. Tankless water heater installed without a permit. Obtain plans for an after the fact permit and complete inspections. Not corrected.
5. Egress access control locking system installed without a permit. obtain plans for an after the fact permit and complete inspections. Not corrected.

Further, Affiant sayeth naught

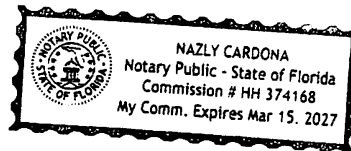
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/23/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

TAI GROUP INC
4371 CASPER CT
HOLLYWOOD, FL 33021

Case #:

8393

Date:

04/10/2023

Property Owner:

TAI GROUP INC
4371 CASPER CT
HOLLYWOOD, FL 33021

Property Description:

514221010118

Certified Mail #:

Legal Description:

SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N
200 LYING W OF I-95 LESS E 40 BLK 13

AKA:

2520 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/10/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

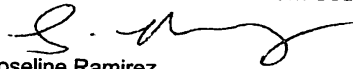
GARBAGE AND REFUSE	Sec. 11-16. - Location; placement for collection.	It shall be unlawful for any person to place, put, store, locate, cause or permit to be placed, put, stored or located any garbage container, trash container, large trash bags for bulky yard debris/household trash, or horticultural debris at any location within the Town other than at the rear or side of the premises or property upon which such garbage container or trash container is located on; provided that garbage containers or trash containers may be placed at the front of properties for pickup no more than 24 hours prior to the day or days when such garbage container or trash container is scheduled to be emptied by the garbage or trash collector licensed by the Town and authorized by the owner of such garbage container or trash container to collect and remove the contents thereof. (Ord. No. 73-5-1, § 1, 5-2-73; Ord. No. 12-06-03, § 1, 6-13-12)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt. Obtain a BTR by contacting the Building Dept. at 954-966-4600, ext. 182.
 2. Verify permit for mezzanine/tenant buildout or obtain plans for an after the fact permit and complete inspections.
 3. Bathroom renovation with shower done without a permit. Obtain plans for an after the fact permit and complete inspections.
 4. Tankless water heater installed without a permit. Obtain plans for an after the fact permit and complete inspections.
 5. Egress access control locking system installed without a permit. obtain plans for an after the fact permit and complete inspections.
 6. Placing dumpster on public right of way. Remove dumpster from ROW and place on actual property, on rear or side of property.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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



Joseline Ramirez
Chief Code Compliance Officer



Site Address	2520 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0118
Property Owner	TAI GROUP INC	Millage	0613
Mailing Address	4371 CASPER CT HOLLYWOOD FL 33021	Use	48-10
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N 200 LYING W OF I-95 LESS E 40 BLK 13		

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$72,100	\$1,319,610	\$1,391,710	\$1,391,710	
2022	\$72,100	\$1,319,610	\$1,391,710	\$1,391,710	\$29,393.47
2021	\$72,100	\$543,720	\$615,820	\$615,820	\$13,242.96

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,391,710	\$1,391,710	\$1,391,710	\$1,391,710
Portability	0	0	0	0
Assessed/SOH	\$1,391,710	\$1,391,710	\$1,391,710	\$1,391,710
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	\$1,391,710	\$1,391,710	\$1,391,710	\$1,391,710

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/30/2021	WD-Q	\$1,600,000	117791141	\$9.00	8,011	SF
1/8/2016	WD-Q	\$635,000	113448803			
8/26/2015	QCD-T	\$272,000	113222446			
3/28/2008	QCD-D	\$198,000	45256 / 907			
6/1/1994	QCD	\$100	22531 / 324			
				Adj. Bldg. S.F. (Card, Sketch)		5083
				Eff./Act. Year Built: 1976/1975		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Profit Corporation

TAI GROUP INC

Filing Information

Document Number	P18000068203
FEI/EIN Number	35-2637683
Date Filed	08/08/2018
Effective Date	08/08/2018
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/03/2019

Principal Address

2520 Southwest 30th Avenue
Pembroke Park, FL 33009

Changed: 04/10/2022

Mailing Address

2520 Southwest 30th Avenue
Pembroke Park, FL 33009

Changed: 04/10/2022

Registered Agent Name & Address

TAIEB, MOSHE
2520 Southwest 30th Avenue
Pembroke Park, FL 33009

Name Changed: 10/03/2019

Address Changed: 04/10/2022

Officer/Director Detail

Name & Address

Title P

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60
04/11/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

TAI GROUP INC
4371 CASPER CT
HOLLYWOOD, FL 33021

Case #:
8393

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60
04/11/2023 ZIP 33023
043M30245597

US POSTAGE

TAIEB, MOSHE
TAI GROUP INC

NOV #8393

2520 SW 30 AVE,
PEMBROKE PARK, FL 33009



Report

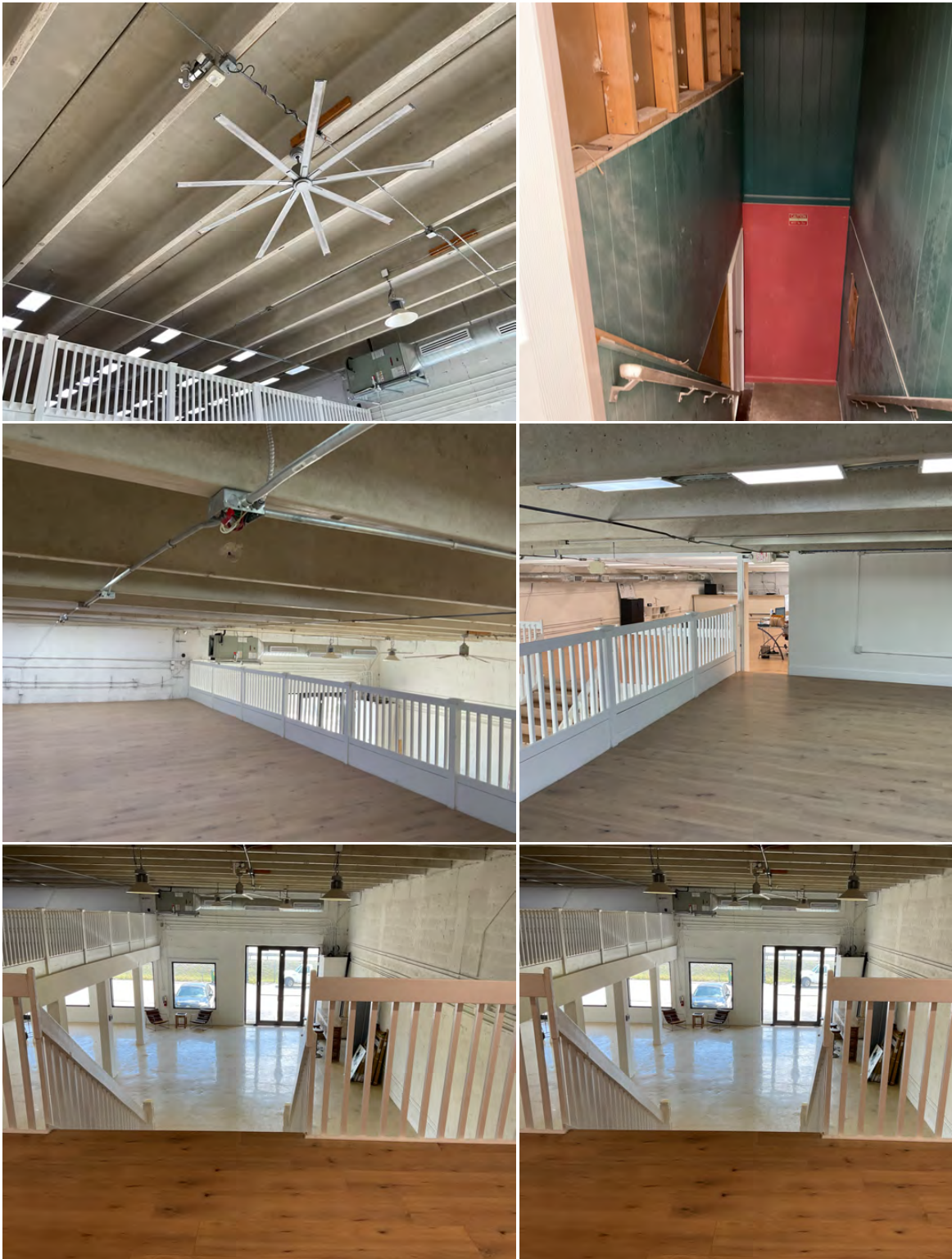
TAI Group Impact Windows LLC
2520 SW 30 Ave
Pembroke Park, FL 33009-3082
Occupancy ID:157120

Pembroke Park - Construction or work without permit.

Possible work WOP written 2-1-23 annual. Buildout - alterations for a mezzanine/ 2nd floor, 2nd mezzanine stairwell . Provide an approved I plan drawing (sealed by a design professional) And egress access control locking system and hardware on floor one at front exit discharge an discharge

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





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

Case Overview

Property/Incident Information

Owner	Address	Site Address
CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH	323 MARINE DR #346 PEMBROKE PARK, FL 33009	323 MARINE DR, PEMBROKE PARK, FL 33009 346

Folio

514229NN5250

Legal Description

PARK LAKE INC CO-OP LOT 346

Case Status Closed **Case #** 5467

Notes

1. Stop Work Order.
 2. Demolished drywall without permits. Obtain after the fact permits and inspections.
 3. Adding a bathroom and closet without permits. Obtain permit and inspections.
 4. Altered electrical and plumbing without permits. Obtain permit and inspections.
 5. Double permit fee assessed.
- Permit incomplete as of 07/01/2022.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/1/2020		Notice of Violation	Hand
7/1/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/21/2022	7/20/2022	Final Order	Certified Mail
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
4/16/2024		Affidavit of Compliance	
4/17/2024		Affidavit of Compliance	Regular Mail
4/17/2024	4/17/2024	Supplemental Order/Claim of Lien	Certified Mail Hand
5/16/2024	6/18/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to 6/05/24 Property Certified Mail ✕ 5/11/24

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	4/17/2024

Fines

Case Overview

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	4/17/2024	\$60,600.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$60,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$60,700.00

Town of Pembroke Park

INVOICE

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



DATE:
INVOICE #
FOR:

June 6, 2024
435

Case #5467
CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH
323 MARINE DR #346,
PEMBROKE PARK, FL 33009

Bill To:

CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH
323 MARINE DR #346,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105		
	Final Order 07/20/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
606	Day(s) of Per Diem from (08/20/2022 - 04/17/2024)	\$ 100.00	\$ 60,600.00
1	Recorded Lien 04/24/2024	\$ 48.50	\$ 48.50
1	Release of Lien	\$ 8.50	\$ 8.50
	Recommend to Abate Per Diem Fine by 90%		\$ 6,060.00
	\$6,060.00 + \$100.00 + \$48.50 + \$8.50		\$ 6,217.00
Balance			\$ 60,700.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH)

CASE NO. 5467

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

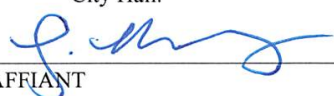
ADDRESS: 323 MARINE DR, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH AT 11:12 A.M. ON THE 05 DAY OF JUNE 2024.

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

TYPE OF SERVICE

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

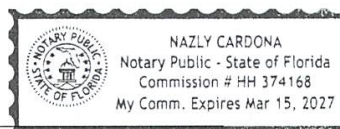

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
CHARBONNEAU,
FRANCOIS
CHARBONNEAU, JUDITH
323 MARINE DR, PEMBROKE PARK, FL
33009 346

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH 323 MARINE DR #346 PEMBROKE PARK, FL 33009	5467	05/16/2024

Property Owner:	Property Description:	Certified Mail #:
CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH 323 MARINE DR #346 PEMBROKE PARK, FL 33009	514229NN5250	

Legal Description: 323 MARINE DR, PEMBROKE PARK, FL 33009 346
PARK LAKE INC CO-OP LOT 346

AKA: 323 MARINE DR, PEMBROKE PARK, FL 33009 346

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 18th day of June, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 854-966-4600 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 1-800-965-8771 (TDD).

06/05/2024 11:11

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$
Postage \$ 8.69	Total Postage and Fees \$
Sent To Street and Apt. No. City, State, ZIP+4	CHARBONNEAU, FRANÇOIS CHARBONNEAU, JUDITH HAF #5467 323 MARINE DR., PEMBROKE PARK, FL 33009
PS Form 3800,	

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

CHARBONNEAU,
FRANCOIS
CHARBONNEAU, JUDITH

323 MARINE DR, PEMBROKE PARK, FL
33009 346

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH 323 MARINE DR #346 PEMBROKE PARK, FL 33009	5467	05/16/2024
Property Owner:	Property Description:	Certified Mail #:
CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH 323 MARINE DR #346 PEMBROKE PARK, FL 33009	514229NN5250	
Legal Description:	AKA:	
PARK LAKE INC CO-OP LOT 346	323 MARINE DR, PEMBROKE PARK, FL 33009 346	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 5/3/24

Phone #: 754-244-1469

Case # 5467

E-mail: JRanis19@yahoo.com

Address of Violation: Francois Charbonneau, Judith Charbonneau

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Donald Simard (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5467 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 6/19/24 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 7/20/22 imposing the fine of \$ 60,700 for violation(s) of the Town's Code of Ordinances: 5-105 ; 5-2(a)(b)

Brief summary for request: Owner is ill and contractor took care of the situation.

Donald Simard

Petitioner's Name (Print)

[Signature]

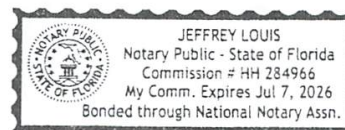
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Donald Simard and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on May 3 2024.

Notary Public State of Florida: [Signature]

My Commission expires: 7/7/25



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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner.

vs.

CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH
Respondent(s)

Marden M. Bell
The Town Clerk of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Case No. 9467 Magistrate Case Number

The Special Magistrate of the
Town of Pembroke Park
Broward County, Florida, adopted
this on the 17 day of April, 24

Dated at Pembroke Park, Broward County, Florida,
on this 24 day of April, 24

By: *Marden M. Bell*
Town Clerk



SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 17th, 2024 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on July 20th, 2022. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☒ NO ☐

STREET ADDRESS OF SUBJECT REAL PROPERTY: 323 MARINE DR #346,
PEMBROKE PARK, FL 33009

PROPERTY OWNER: CHARBONNEAU, FRANCOIS / HARBONNEAU, JUDITH

FOLIO #: 5142 29 NN 5250

1. The Special Magistrate entered a Final Order on July 20th, 2022, 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 July 20th, 2022, or if no compliance occurred by the due date, there would be a per diem fine of \$100.00 (HUNDRED AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on July 20th, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$60,700.00 (SIXTY THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

confirms the fine of **\$60,700.00** (SIXTY 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:

PARK LAKE INC CO-OP LOT 346

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of April 2024.

TOWN OF PEMBROKE PARK

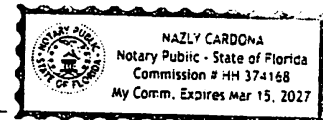

Andre McKenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Chief Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:
April 17, 2024.


Notary Public, state of Florida



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

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH
Respondent(s)

Marken Martell
The Town Clerk, of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Lien in Special Magistrate Case Number
Case No.: 5467

The Special Magistrate of the
Town of Pembroke Park
Broward County, Florida, adopted
this on the 17 day of April, 24

Dated at Pembroke Park, Broward County, Florida,
on this 24 day of April, 24

By: *[Signature]*

Town Clerk



SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 17th, 2024 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on July 20th, 2022. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☒ NO ☐

STREET ADDRESS OF SUBJECT REAL PROPERTY: 323 MARINE DR #346,
PEMBROKE PARK, FL 33009

PROPERTY OWNER: CHARBONNEAU, FRANCOIS / HARBONNEAU, JUDITH

FOLIO #: 5142 29 NN 5250

1. The Special Magistrate entered a Final Order on July 20th, 2022, 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 July 20th, 2022, or if no compliance occurred by the due date, there would be a per diem fine of \$100.00 (HUNDRED AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on July 20th, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$60,700.00 (SIXTY THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

confirms the fine of **\$60,700.00** (SIXTY 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:

PARK LAKE INC CO-OP LOT 346

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of April 2024.

TOWN OF PEMBROKE PARK



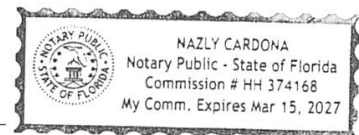
Andre McKenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Chief Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

April 17, 2024.


Notary Public, state of Florida

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

Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No _____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of April, 2024.

Nazly Dayana Cardona

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5467
Petitioner,)
)
vs.)
)
)
CHARBONNEAU, FRANCOIS)
CHARBONNEAU, JUDITH)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 323 MARINE DRIVE #346, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: CHARBONNEAU, FRANCOIS & CHARBONNEAU, JUDITH

FOLIO NO.: 5142 29 NN 5250

LEGAL DESCRIPTION: PARK LAKE INC CO-OP LOT 346

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

CONCLUSIONS OF LAW

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

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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 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 20th day of July 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 20th day of July 2022.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes _____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of July, 2022.



Nazly Cardona

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH	323 MARINE DR #346 PEMBROKE PARK, FL 33009	323 MARINE DR, PEMBROKE PARK, FL 33009 346

Folio

514229NN5250

Legal Description

PARK LAKE INC CO-OP LOT 346

Case Status	Open	Case #	5467	Date Next Inspection	4/17/2024
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Notes

1. Stop Work Order.
 2. Demolished drywall without permits. Obtain after the fact permits and inspections.
 3. Adding a bathroom and closet without permits. Obtain permit and inspections.
 4. Altered electrical and plumbing without permits. Obtain permit and inspections.
 5. Double permit fee assessed.
- Permit incomplete as of 07/01/2022.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/1/2020		Notice of Violation	Hand 12/1/20 / Reg Mail 12/2/20
7/1/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/6/22
			Certified Mail 7/1/22
7/21/2022	7/20/2022	Final Order	Certified Mail 7/26/22
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 3/28/24
			Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/17/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$59,800.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$59,900.00

Payments

Case Overview

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$59,900.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH)

CASE NO. 5467

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 323 MARINE DR #346 PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH AT 2:16 P.M. ON THE 05 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

[Signature] DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

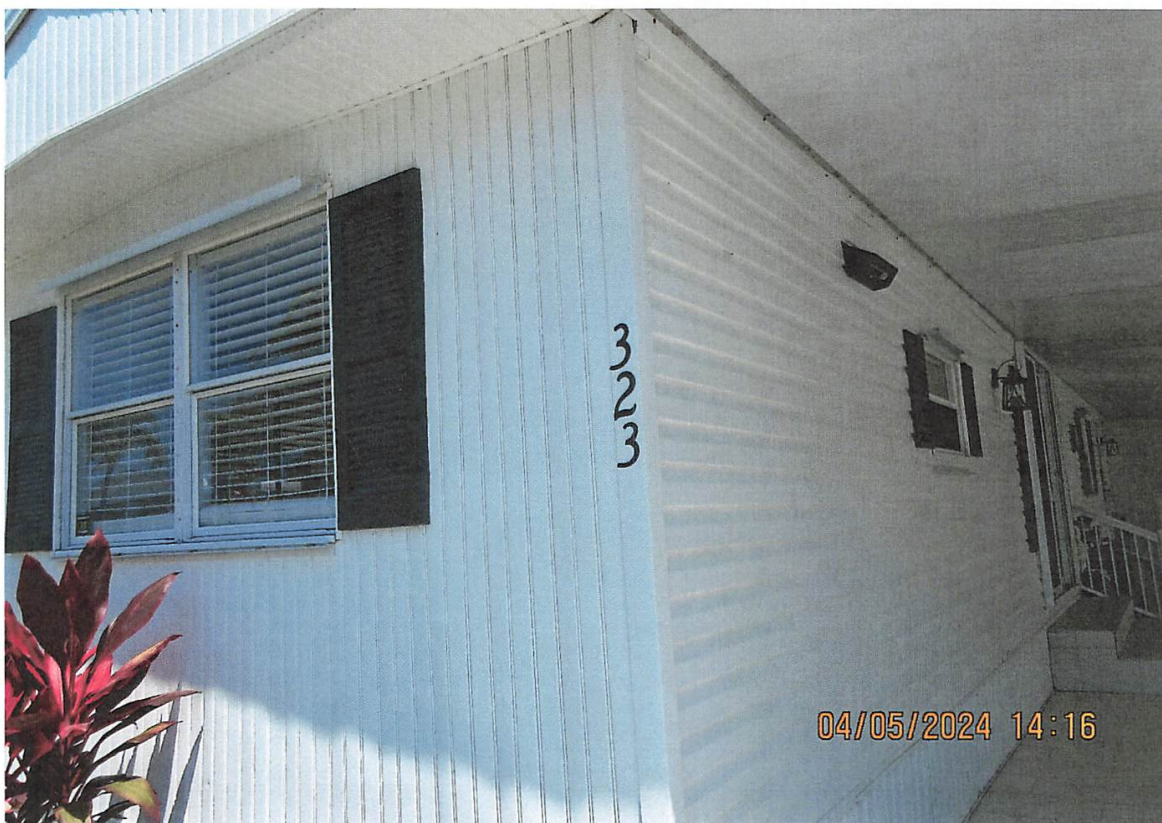
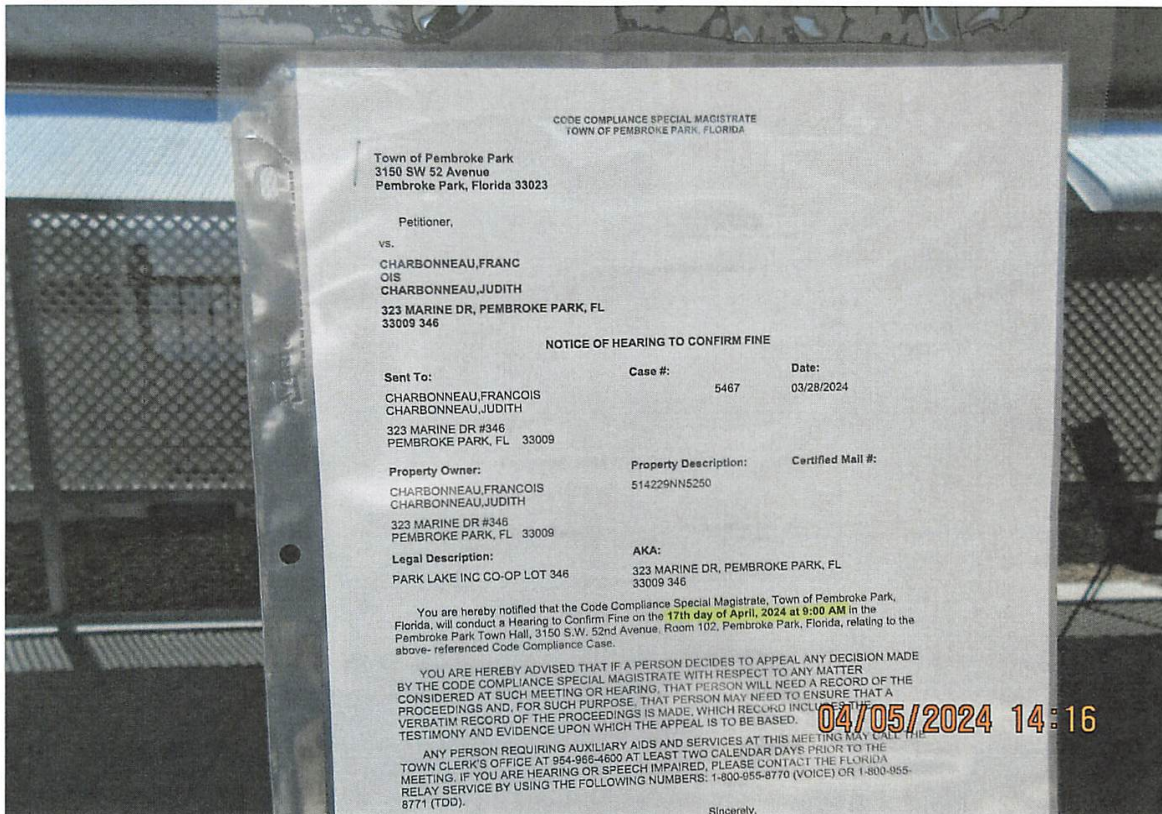
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez, as Code Enforcement Officer for the Town of Pembroke Park.

[Signature]
Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____





Town of Pembroke Park

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



DATE:
INVOICE #
FOR:

April 11, 2024
435

Case #5467
CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH
323 MARINE DR #346,
PEMBROKE PARK, FL 33009

Bill To:

CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH
323 MARINE DR #346,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105		
	Final Order 07/20/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
606	Day(s) of Per Diem from (08/20/2022 - 04/17/2024)	\$ 100.00	\$ 60,600.00
Balance			\$ 60,700.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

9589 0710 5270 1605 9279 59

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

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

OFFICIAL USE

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

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

CHARBONNEAU, FRANCOIS
 CHARBONNEAU, JUDITH
 HCF #5467
 323 MARINE DR #346,
 PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, J

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: CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH HCF #5467 323 MARINE DR #346, PEMBROKE PARK, FL 33009 2. Article Number (Transfer from service label) 9590 9402 8582 3244 8682 24 PS Form 3811, July 2020 PSN 7530-02-000-9053	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 4/5/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (9) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

9589 0710 5270 1605 9283 36

U.S. Postal Service™
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Domestic Mail Only

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

Certified Mail Fee
 \$ _____

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

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

Postage
 \$ 8.69

Total Postage and _____

Sent To _____

Street and Apt. No. _____

City, State, ZIP+4® _____

CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH
SOCL #5467
323 MARINE DR #346,
PEMBROKE PARK, FL 33009

PS Form 3800, January 2020 (PSN 7530-02-000-9001)

Postmark Here

OFFICIAL USE

APR 18 2024

POSTAL STORE

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

CHARBONNEAU,FRANC
OIS
CHARBONNEAU,JUDITH
323 MARINE DR, PEMBROKE PARK, FL
33009 346

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
CHARBONNEAU,FRANCOIS CHARBONNEAU,JUDITH 323 MARINE DR #346 PEMBROKE PARK, FL 33009	5467	03/28/2024

Property Owner:	Property Description:	Certified Mail #:
CHARBONNEAU,FRANCOIS CHARBONNEAU,JUDITH 323 MARINE DR #346 PEMBROKE PARK, FL 33009	514229NN5250	

Legal Description:	AKA:
PARK LAKE INC CO-OP LOT 346	323 MARINE DR, PEMBROKE PARK, FL 33009 346

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of April, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

5467

Petitioner,

vs.

CHARBONNEAU, FRANCO
IS
CHARBONNEAU, JUDITH
323 MARINE DR, PEMBROKE PARK, FL
33009 346

Respondent(s)

On 3/28/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH
Address: 323 MARINE DR #346 PEMBROKE PARK, FL 33009
Folio: 514229NN5250
Site Address: 323 MARINE DR, PEMBROKE PARK, FL 33009 346
Legal Description: PARK LAKE INC CO-OP LOT 346

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: 3/28/2024

Notes/Mean of Correction:

1. Demolished drywall without permits. Obtain after the fact permits and inspections.
2. Adding a bathroom and closet without permits. Obtain permit and inspections.
3. Altered electrical and plumbing. Obtain permit and inspections.
4. Double permit fee assessed.

Permit #2110916-0, expired as of 2/8/2023. Contact the Building Dept and complete permit.

Further, Affiant sayeth naught

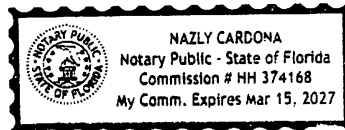
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/28/2024


NOTARY PUBLIC, STATE OF FLORIDA



7021 1970 0000 4565 4502

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

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

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, 11-15-10

CHARBONNEAU, FRANCOIS

CHARBONNEAU, JUDITH

N.O.H #5467

323 MARINE DR #346,

PEMBROKE PARK, FL, 33009



7021 1970 0000 4565 4502

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Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, 11-15-10

CHARBONNEAU, FRANCOIS

CHARBONNEAU, JUDITH

F.O #5467

323 MARINE DR #346,

PEMBROKE PARK, FL, 33009

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

CHARBONNEAU, FRANCOIS

CHARBONNEAU, JUDITH

N.O.H #5467

323 MARINE DR #346,

PEMBROKE PARK, FL, 33009



9590 9402 6921 1104 9869 73

2. Article Number (Transfer from service label)

7021 1970 0000 4565 4502

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Francois C.

☐ Agent☐ Addressee

B. Received by (Printed Name)

Francois C.

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☐ No

3. Service Type

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

restricted Delivery

Domestic Return Receipt

Code Dept.
TOWN OF PEMBROKE PARK

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

NOV # 5467

Hasler

FIRST-CLASS MAIL

12/02/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Park Lake Inc.
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Code Dept.
TOWN OF PEMBROKE PARK

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

NOV # 5467

Hasler

FIRST-CLASS MAIL

12/02/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent to:

CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH

323 MARINE DR #346
PEMBROKE PARK, FL 33009

Case #:

5467



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	323 MARINE DRIVE #346, PEMBROKE PARK FL 33009-6041	ID #	5142 29 NN 5250
Property Owner	CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH	Millage	0613
Mailing Address	323 MARINE DR #346 PEMBROKE PARK FL 33009	Use	05
Abbr Legal Description	PARK LAKE INC CO-OP LOT 346		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$40,000	\$34,530	\$74,530	\$74,530	
2021	\$40,000	\$33,910	\$73,910	\$73,910	\$1,589.42
2020	\$40,000	\$33,830	\$73,830	\$73,830	\$1,593.37

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$74,530	\$74,530	\$74,530	\$74,530
Portability	0	0	0	0
Assessed/SOH	\$74,530	\$74,530	\$74,530	\$74,530
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$74,530	\$74,530	\$74,530	\$74,530

Sales History

Date	Type	Price	Book/Page or CIN
5/31/2019	CPT-Q	\$90,000	115839526
3/24/2016	CPT-Q	\$100,000	113604516
12/4/2014	CPT-T	\$100	112701423
2/3/2009	CPT-T	\$100	46027 / 1043
1/31/2005	CPT	\$45,000	39020 / 12

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		672
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1970/1969		

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.)
CHARBONNEAU, FRANCOIS) CASE NO. 5467
CHARBONNEAU, JUDITH)
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 323 MARINE DRIVE #346, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 323 MARINE DRIVE #346, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH AT 11:50 A.M. ON THE 6 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

AFFIANT

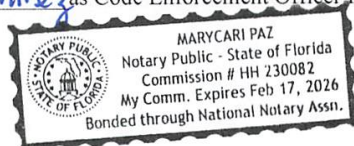
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification

Type of Identification Produced






 Town of Pembroke Park
 3150 SW 22 Avenue
 Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/01/2022

Sent To:
CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH
323 MARINE DR #346
PEMBROKE PARK, FL 33009

Case #:
5467

Property Owner:
CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH
323 MARINE DR #346
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
514229NN5250

Legal Description:
PARK LAKE INC CO-OP LOT 346

AKA:
323 MARINE DR, PEMBROKE PARK, FL
33009 346

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/1/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from 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.	07/06/2022 11:50



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Sent To:

CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH

323 MARINE DR #346
PEMBROKE PARK, FL 33009

Case #:

5467

Property Owner:

CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH

323 MARINE DR #346
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN5250

Legal Description:

PARK LAKE INC CO-OP LOT 346

AKA:

323 MARINE DR, PEMBROKE PARK, FL
33009 346

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/1/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Stop Work Order.
 2. Demolished drywall without permits. Obtain after the fact permits and inspections.
 3. Adding a bathroom and closet without permits. Obtain permit and inspections.
 4. Altered electrical and plumbing without permits. Obtain permit and inspections.
 5. Double permit fee assessed.
- Permit incomplete as of 07/01/2022.

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

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

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

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

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

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

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

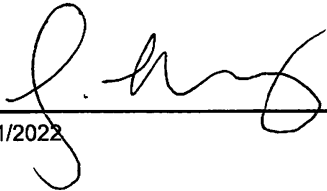
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


7/1/2022



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-5910 FAX

2110916

PERMIT NO.

E-92471

APPLICATION NO.



BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: ELECTRICAL					
JOB NAME: FRANCOIS CHARBONNEAU					
JOB ADDRESS: 323 MARINE DR					
OWNER NAME: CHARBONNEAU,FRANCOIS CHARBONNEAU,JUDITH					
OWNER ADDRESS: 323 MARINE DR #346					
CITY: PEMBROKE PARK					
PHONE: 7542441469		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: MMJ ELECTRIC					
MAIL ADDRESS: 361 SW 13 ave					
CITY STATE ZIP: pompano beach FL 33069					
PHONE: 9548761536		FAX:		EMAIL: INFO@MMICELECTRIC.COM	
CERT. COMPETENCY: EC13005593			STATE REGISTRATION: N/A		
LOT: 346	BLOCK: 0	PRESENT USE: mobile home		PROPOSED USE: mobile home	
FOLIO NUMBER: 514229NN5250			SUBDIVISION: PARK LAKE INC		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1		BEDROOMS: 1	BATHS: 1
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 2100		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: BATHROOM RENOVATION					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5910 FAX



BUILDING PERMIT APPLICATION

2110916

PERMIT NO.

P-92435

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: PLUMBING					
JOB NAME: FRANCOIS CHARBONNEAU					
JOB ADDRESS: 323 MARINE DR					
OWNER NAME: CHARBONNEAU,FRANCOIS CHARBONNEAU,JUDITH					
OWNER ADDRESS: 323 MARINE DR #346					
CITY: PEMBROKE PARK					
PHONE: 7542441469		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: BG American Plumbing					
MAIL ADDRESS: 2215 Cypress Island Dr					
CITY STATE ZIP: Pompano Beach FL 330690000					
PHONE: 9549371588		FAX:		EMAIL: PLUMBSMILE@GMAIL.COM	
CERT. COMPETENCY: CFC1427441			STATE REGISTRATION: N/A		
LOT: 346	BLOCK: 0	PRESENT USE: mobile home		PROPOSED USE: mobile home	
FOLIO NUMBER: 514229NN5250			SUBDIVISION: PARK LAKE INC		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 800		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION:BATHROOM REMODEL - NEW TOILET, NEW SINK, NEW TUB					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH
323 MARINE DR #346
PEMBROKE PARK, FL 33009

Case #: 5467

Date: 12/01/2020

Property Owner: CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH
323 MARINE DR #346
PEMBROKE PARK, FL 33009

Property Description: 514229NN5250

Certified Mail #:

Legal Description: PARK LAKE INC CO-OP LOT 346

AKA: 323 MARINE DR, PEMBROKE PARK, FL
33009 346

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/1/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

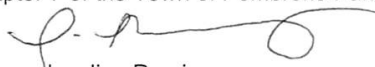
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed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

Notes/Mean of Correction:

1. Stop Work Order.
2. Demolished drywall without permits. Obtain after the fact permits and inspections.
3. Adding a bathroom and closet without permits. Obtain permit and inspections.
4. Altered electrical and plumbing without permits. Obtain permit and inspections.
5. Double permit fee assessed.

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

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


Joseline Ramirez
Code Enforcement Officer









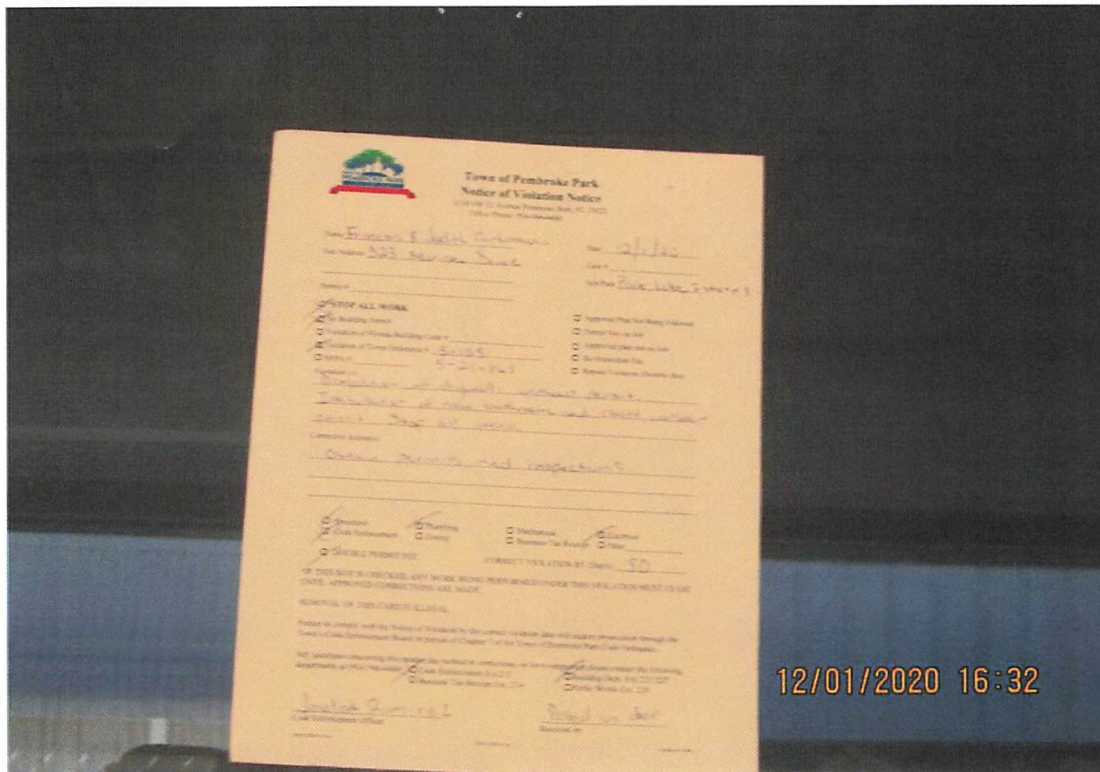


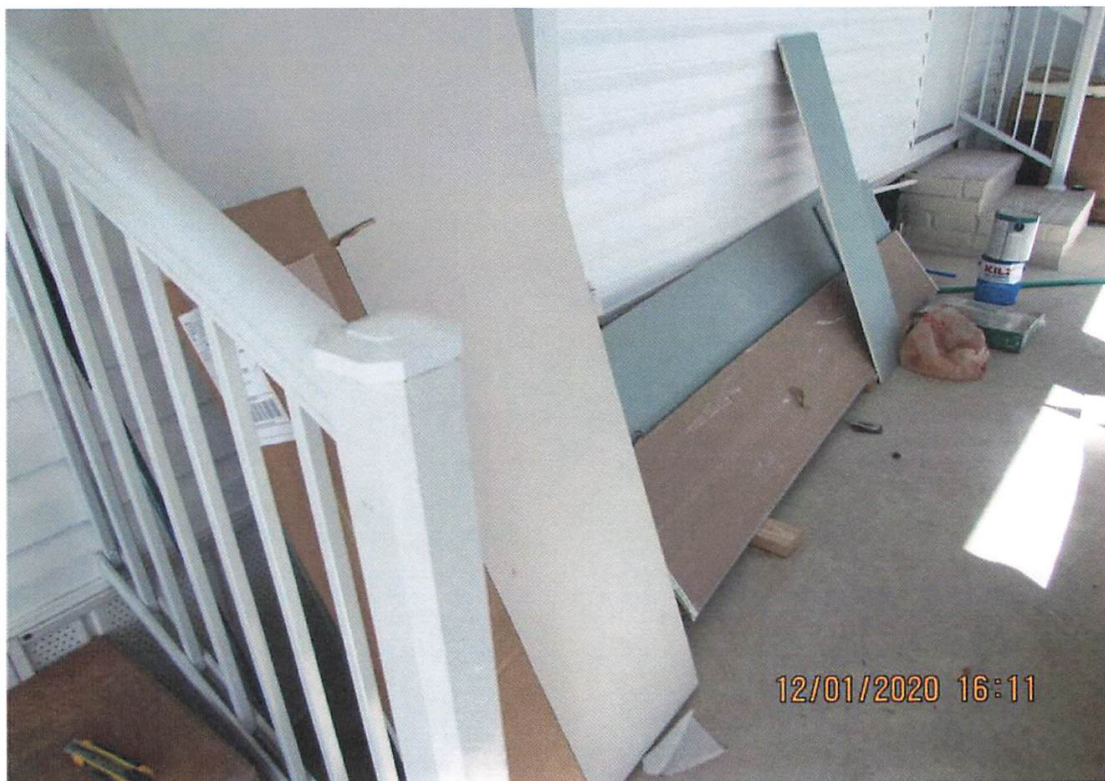






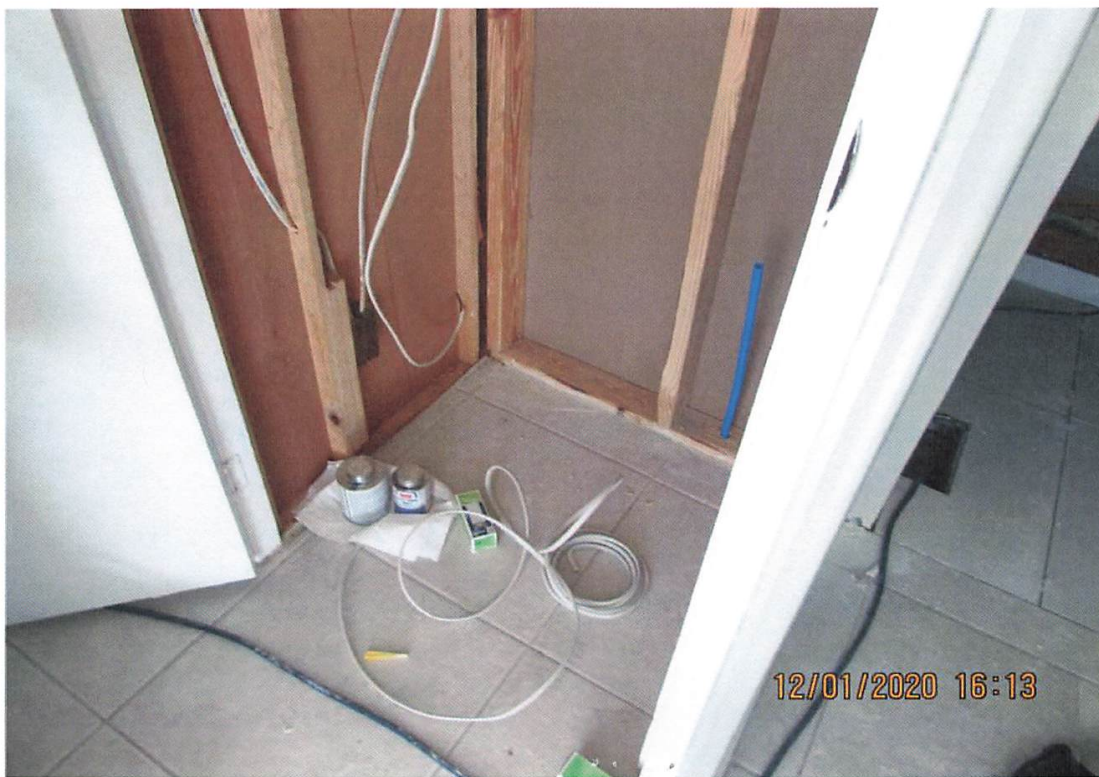














Town of Pembroke Park Notice of Violation Notice

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

Name Francois & Judith Carboneau

Date 12/1/20

Site Address 323 Marine Drive

Case # _____

Sub/Park Park Lake Estates

Permit # _____

☒ ***STOP ALL WORK**

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105

☐ NFPA # 5-2(a)(b)

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Demolition of drywalls without permit.
Installation of new bathroom and closet without
permit. Stop all work.

Corrective Action(s)

Obtain permits and inspections.

☒ Structural

☒ Code Enforcement

☒ Plumbing

☐ Zoning

☐ Mechanical

☐ Business Tax Receipt

☒ Electrical

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

☒ Code Enforcement Ext. 215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Posted on door
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



Town of Pembroke Park Notice of Violation Notice

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

Name Francois & Judith Carboneau

Date 12/1/20

Site Address 323 Marine Drive

Case # _____

Sub/Park Park Lake Estates

Permit # _____

☒ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☐ Violation of Town Ordinance # 5-105

☐ NFPA # _____ 5-2(a)(b)

Violation (s)

Demolition of drywalls without permit.
Installation of new bathroom and closet without
permit. Stop all work.

Corrective Action(s)

Obtain permits and inspections.

☐ Structural

☐ Plumbing

☐ Mechanical

☒ Electrical

☐ Code Enforcement

☐ Zoning

☐ Business Tax Receipt

☐ Other _____

☐ DOUBLE PERMIT FEE

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Joseline Ramirez
Code Enforcement Officer

Posted on door
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator

TOWN OF PEMBROKE PARK

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



7021 1970 0000 4565 4656

Hasler

07/22/2022

US POSTAGE \$007.82⁰



ZIP 33023
011D10656696

CHARBONNEAU, FRANCOIS

CHARBONNEAU, JUDITH

F.O #5467

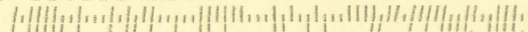
323 MARINE DR #346,
PEMBROKE PARK, FL, 33009

? FWD

NIXIE 331 FE 1 0008/01/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *0506-09111-26-43



3300936041 000

33023>5413

CERTIFIED MAIL®
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH
F.O #5467
323 MARINE DR #346,
PEMBROKE PARK, FL, 33009



9590 9402 6921 1104 9872 08

2. Article Number (Transfer from service label)

7021 1970 0000 4565 4656

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9266 00



quadiënt

CORRECTION
IMI

\$008.69⁰

05/17/2024 ZIP 33023
043M30245597

US POSTAGE

JUN 03 2024

CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH
HAF #5467
323 MARINE DR,
PEMBROKE PARK, FL 33009

NIXIE

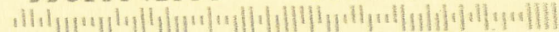
331 FE 1

0005/29/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*2106-03434-17-42



.. 9308110742907029

UTF

33023-5413
33009-604123

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	
1. Article Addressed to: CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH HAF #5467 323 MARINE DR, PEMBROKE PARK, FL 33009		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 9589 0710 5270 1605 9266 00		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
2250 WAREHOUSE LLC	21214 NE 32 PL AVENTURA, FL 33180	2250 SW 30 AVE, PEMBROKE PARK, FL 33021 #2260 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221010117

Legal Description

SUB OF 21-51-42 B-13 D LOT 2 S 110 OF N 430 LESS E 40 LYING W OF ST RD R/W BLK 13

Case Status Closed **Case #** 5613

Notes

1. Demolition of "Surraco" sign removed without a permit. Obtain plans, permit and inspections.
2. Installation of tankless water heater and bathroom renovation done without a permit. Obtain plans, permit and inspections.
3. Installation of electrical and lighting done without a permit. Obtain plans, permit and inspections.
4. Verify or obtain permit for Mezzanine (Loft). Obtain plans, permit and inspections.
5. Photo studio equipment mounted on ceiling installed without a permit. Obtain plans, permit and inspections.
6. Double permit fee 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
8/2/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/18/2022	8/17/2022	Final Order	Certified Mail Hand
10/18/2022	10/19/2022	Notice of Formal Hearing - Extension of Time	
10/19/2022	10/19/2022	Amended Final Order	Certified Mail Hand
2/17/2023		Affidavit of Compliance	Affidavit of Service/Posted to Property Certified Mail
5/24/2024	6/18/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to 6/5/24 Property Certified Mail 5/24/24
6/4/2024	6/18/2024	Notice of Formal Hearing - Abate Fine	Hand 6/4/24

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2/17/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	2/17/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	2/17/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	2/17/2023	\$7,750.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$7,950.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
8/29/2022	Credit	\$103.00
	Total Payments	\$103.00
	Fees Outstanding	\$7,847.00

Town of Pembroke Park

INVOICE

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



DATE: June 7, 2024
INVOICE # 435
FOR:

Case # 5613
2250 WAREHOUSE LLC
2260 SW 30 AVE,
PEMBROKE PARK, FL 33009

Bill To:
2250 WAREHOUSE LLC
2260 SW 30 AVE,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-2 (a)(b)		
	Amended Final Order 10/19/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
31	Day(s) of Per Diem from (01/17/2023-03/07/2024)	\$ 250.00	\$ 7,750.00
	Recommend to Abate Per Diem Fine by 85%		\$ 1,163
	\$1,163.00 + \$100.00		\$ 1,263
	Balance	\$	7,750.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

2250 WAREHOUSE LLC)

CASE NO. 5613

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2250 WAREHOUSE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE/ABATE FINE

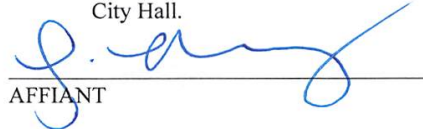
ADDRESS: 2260 SW 30 AVE, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 2250 WAREHOUSE LLC AT 12:10 P.M. ON
THE 05 DAY OF JUNE 2024.

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

TYPE OF SERVICE

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

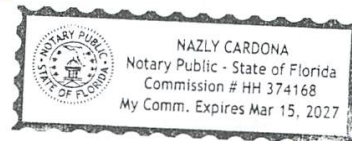

AFFIANT

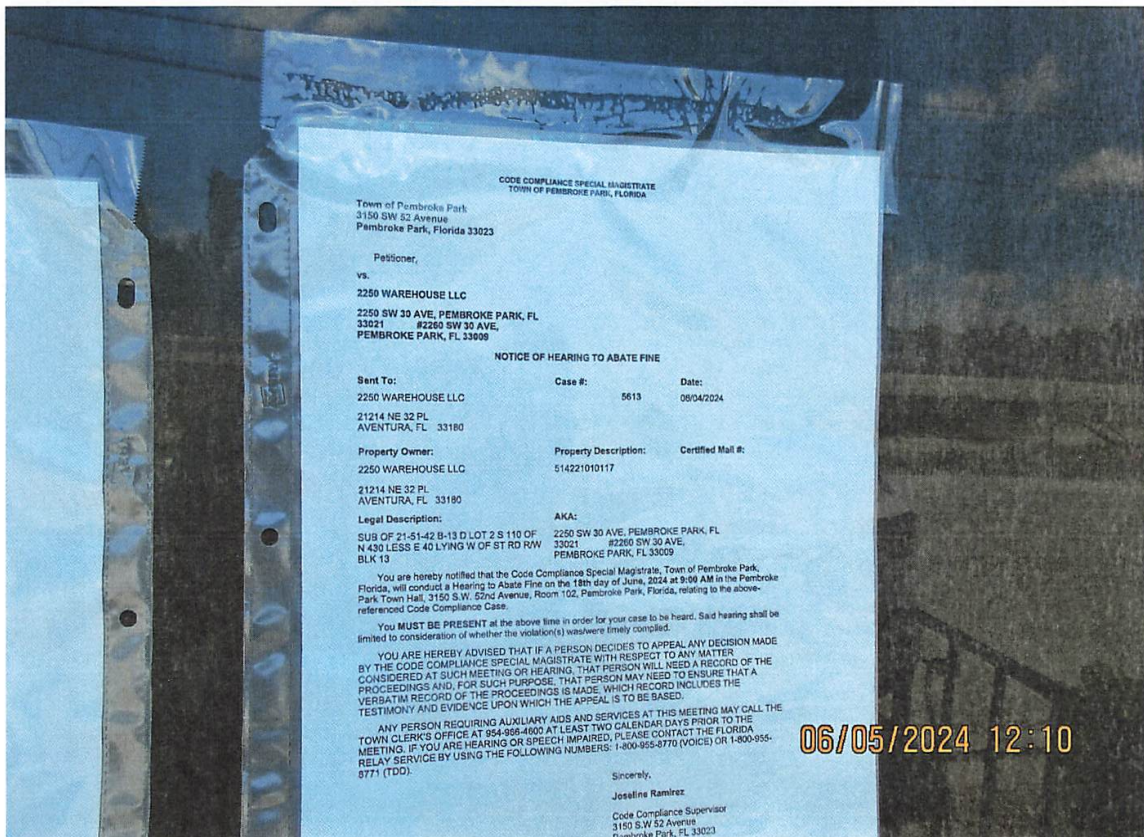
STATE OF FLORIDA
COUNTY OF BROWARD

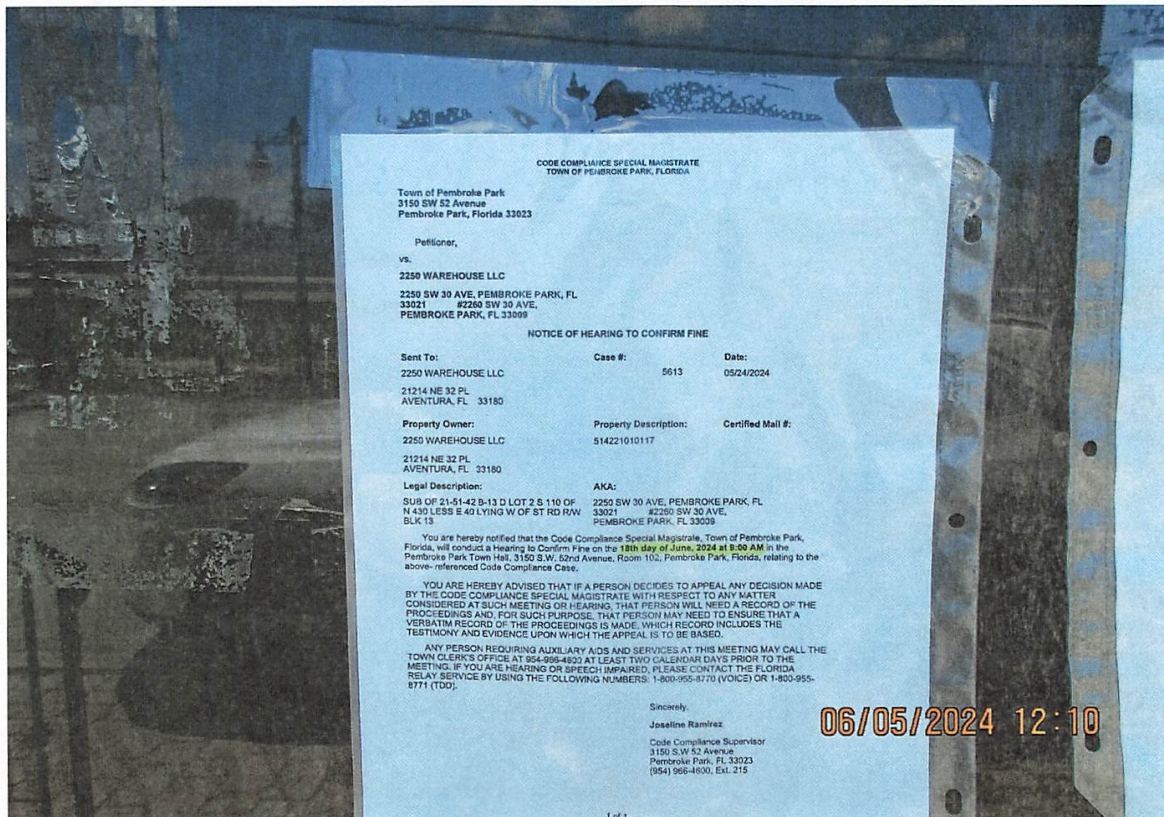
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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







CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2250 WAREHOUSE LLC

**2250 SW 30 AVE, PEMBROKE PARK, FL
33021 #2260 SW 30 AVE,
PEMBROKE PARK, FL 33009**

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
2250 WAREHOUSE LLC	5613	06/04/2024
21214 NE 32 PL AVENTURA, FL 33180		

Property Owner:	Property Description:	Certified Mail #:
2250 WAREHOUSE LLC	514221010117	
21214 NE 32 PL AVENTURA, FL 33180		

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 110 OF N 430 LESS E 40 LYING W OF ST RD R/W BLK 13	2250 SW 30 AVE, PEMBROKE PARK, FL 33021 #2260 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 06/04/2024

Phone #: 786 6033125

Case # 5613

E-mail: ASHERBROM@gmail.com

Address of Violation: 2260 SW 36 Ave, Pembroke Park

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, OSCAR BROMBERG (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5613 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 6/18/24 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 10/19/22 imposing the fine of \$ 7,850.00 for violation(s) of the Town's Code of Ordinances: 5-105 ; 5-2(a)(6)

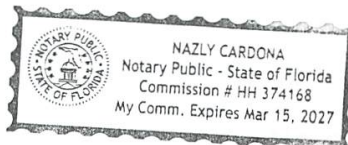
Brief summary for request: _____

OSCAR BROMBERG
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Oscar Bromberg and
acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on
06/04/2024

Notary Public State of Florida: Ngzly Nayana CA My Commission expires: Mar 15, 27



9589 0710 5270 1605 9269 69

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

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

Certified Mail Fee
\$

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

Postage
\$ 8.69

Total Postage and Fees \$

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

2250 WAREHOUSE LLC
HCF #5613
2260 SW 30 AVE,
PEMBROKE PARK, FL 33009

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

9589 0710 5270 1605 9269 52

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

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

Certified Mail Fee
\$

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

Postage
\$ 8.69

Total Postage and Fees \$

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

2250 WAREHOUSE LLC
HCF #5613
2260 SW 30 AVE,
PEMBROKE PARK, FL 33009

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

9589 0710 5270 1605 9269 45

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

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

Postage
\$ 8.69

Total Postage and Fees \$

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

2250 WAREHOUSE LLC
BROMBERG, OSCAR
HCF #5613
21214 NE 32 PL
AVENTURA FL 33180

PS Form 3800, January 2023 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:

2250 WAREHOUSE LLC
BROMBERG, OSCAR
HCF #5613
21214 NE 32 PL
AVENTURA FL 33180



9590 9402 8582 3244 8666 64

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9269 45

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)

OSCAR

C. Date of Delivery

05/28/24

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

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:

2250 WAREHOUSE LLC
HCF #5613
2260 SW 30 AVE,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8666 88

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9269 69

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? ☐ 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

Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2250 WAREHOUSE LLC

**2250 SW 30 AVE, PEMBROKE PARK, FL
33021 #2260 SW 30 AVE,
PEMBROKE PARK, FL 33009**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
2250 WAREHOUSE LLC	5613	05/24/2024
21214 NE 32 PL AVENTURA, FL 33180		
Property Owner:	Property Description:	Certified Mail #:
2250 WAREHOUSE LLC	514221010117	
21214 NE 32 PL AVENTURA, FL 33180		
Legal Description:	AKA:	
SUB OF 21-51-42 B-13 D LOT 2 S 110 OF N 430 LESS E 40 LYING W OF ST RD R/W BLK 13	2250 SW 30 AVE, PEMBROKE PARK, FL 33021 #2260 SW 30 AVE, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5613
Petitioner,)
)
vs.)
)
2250 WAREHOUSE LLC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 2260 SW 30 AVE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: 2250 WAREHOUSE LLC

FOLIO NO.: 5142 21 01 0117

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 110 OF N 430 LESS E 40 LYING W OF ST RD R/W BLK 13

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

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-2(a)(b) **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of October 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of October 2022.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

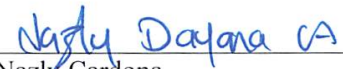
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of Oct, 2022.


Nazly Cardona

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 10/6/2022 Phone: 7866033125
Email: ASHGERBROM@Gmail.com
Property Address: 2250 SW 30TH AVE, Pembroke Park, FL 33009
2260 SW 30TH AVE.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, OSCAR A. BROMBORG (OWNER OR AGENT) request a hearing before the
Special Magistrate for Code Compliance Case # 5613 to ask for an extension of
time. I also affirm that this request shall serve as Notice of Hearing to the
10/17/2022 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue,
Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued
on 08/17/2022 imposing the fine of \$ 250 per day for
violation(s) of the Town's Code of Ordinances:
Section 5-105 - Art 5-2 (a)(b)

Only the Special Magistrate can extend time for compliance. Should your petition not be
granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an
administrative fee of \$100.00 for this hearing.

Oscar A. Bromborg
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida)
County of Broward)



PERSONALLY APPEARED before me, the undersigned authority, Sandra Krichewsky
and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 12 day of October, 20 22

[Signature]
Notary

7020 0090 0001 3495 9645

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

\$ 7.82

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

2250 WAREHOUSE LLC
 AFO #5613
 2250 SW 30 AVENUE,
 PEMBROKE PARK, FL, 33021

Postmark
 Here

7020 0090 0001 3495 9652

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

\$ 7.82

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

2250 WAREHOUSE LLC
 AFO #5613
 2260 SW 30 AVE,
 PEMBROKE PARK, FL, 33009

Postmark
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7020 0090 0001 3495 9621

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ 7.82

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

2250 WAREHOUSE LLC
 DAGAETA, DONALD
 AFO #5613
 21214 NE 32 PL,
 AVENTURA, FL, 33180

Postmark
 Here

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2250 WAREHOUSE LLC

**2250 SW 30 AVE, PEMBROKE PARK, FL
33021 #2260 SW 30 AVE, PEMBROKE
PARK, FL 33009**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
2250 WAREHOUSE LLC	5613	10/18/2022
21214 NE 32 PL AVENTURA, FL 33180		
Property Owner:	Property Description:	Certified Mail #:
2250 WAREHOUSE LLC	514221010117	
21214 NE 32 PL AVENTURA, FL 33180		
Legal Description:	AKA:	
SUB OF 21-51-42 B-13 D LOT 2 S 110 OF N 430 LESS E 40 LYING W OF ST RD R/W BLK 13	2250 SW 30 AVE, PEMBROKE PARK, FL 33021 #2260 SW 30 AVE, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 10/6/2022

Phone: 7866033125

Email: ASHGEBROM@GMAIL.COM

Property Address: 2250 SW 30TH AVE, Pembroke Park, FL 33009
2260 SW 30TH AVE.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, OSCAR A. BROMBERG (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5613 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 10/17/2022 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 08/17/2022 imposing the fine of \$ 250 per day for violation(s) of the Town's Code of Ordinances: Sections 5-105 and 5-2 (a)(b)

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Oscar A. Bromberg
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida)
County of Broward)



PERSONALLY APPEARED before me, the undersigned authority, Sandra Krichewsky and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 12 day of October, 20 22

[Signature]
Notary

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****Bill To:**

OSCAR BROMBERG
21214 NE 32ND PL
AVENTURA, FL 33180

Date 8/29/2022 10:13:38 AM

Invoice # 26026

For Code Enforcement Case#
5613

Site Address:

2250 SW 30 AVE, PEMBROKE PARK,
FL 33021 #2260 SW 30 AVE,
PEMBROKE PARK, FL 33009

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
3.00	Technology Convenience Fee	\$3.00
Total		\$103.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	10/17/2022		\$250.00	0	\$0.00
Admin Fixed	8/18/2022		\$100.00	0	\$100.00
Total					\$100.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
8/29/2022	Credit	\$103.00
Total		\$103.00

Balance **\$0.00**

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5613
Petitioner,)
)
vs.)
)
2250 WAREHOUSE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 2260 SW 30 AVENUE, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: 2250 WAREHOUSE LLC

FOLIO NO.: 5142 21 01 0117

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 110 OF N 430 LESS E 40 LYING W OF ST RD R/W BLK 13

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

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-2(a)(b) WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 17th day of August 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of August 2022.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of August, 2022.


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

7021 1970 0000 4565 7701

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$ **7.82**

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

2250 WAREHOUSE LLC
 F.O #5613
 2250 SW 30 AVENUE,
 PEMBROKE PARK, FL, 33021

Postmark
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AUG 19 2022

USPS HILLCREST POSTAL STATION
HOLLYWOOD FL 33021

1/2% - 2% + 0.1

7021 1970 0000 4565 7503

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$ **7.82**

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

2250 WAREHOUSE LLC
 DAGAETA, RONALD
 F.O #5613
 21214 NE 32 PL,
 AVENTURA, FL, 33180

Postmark
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AUG 19 2022

USPS HILLCREST POSTAL STATION
HOLLYWOOD FL 33021

7021 1970 0000 4565 7497

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

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

OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$ **7.82**

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

2250 WAREHOUSE LLC
 F.O #5613
 2260 SW 30 AVE,
 PEMBROKE PARK, FL, 33009

Postmark
 Here

AUG 19 2022

USPS HILLCREST POSTAL STATION
HOLLYWOOD FL 33021

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:

2250 WAREHOUSE LLC
 F.O #5613
 2250 SW 30 AVENUE,
 PEMBROKE PARK, FL, 33021



9590 9402 6921 1104 9864 30

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7701

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
2250 WAREHOUSE LLC	21214 NE 32 PL AVENTURA, FL 33180	2250 SW 30 AVE, PEMBROKE PARK, FL 33021 #2260 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5613 **Date Next Inspection** 8/17/2022

Notes

1. Demolition of "Surraco" sign removed without a permit. Obtain plans, permit and inspections.
2. Installation of tankless water heater and bathroom renovation done without a permit. Obtain plans, permit and inspections.
3. Installation of electrical and lighting done without a permit. Obtain plans, permit and inspections.
4. Verify or obtain permit for Mezzanine (Loft). Obtain plans, permit and inspections.
5. Photo studio equipment mounted on ceiling installed without a permit. Obtain plans, permit and inspections.
6. Double permit fee assessed. *No permit as of 8/16/22*

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 <i>3/16/21</i>
8/2/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail <i>8/2/22</i>

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 8/17/2022

7021 1970 0000 4565 3390

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

7.82

Total Postage and Fee

\$

2250 WAREHOUSE LLC

Sent To DAGAETA, RONALD

Street and Apt. No. N.O.H #5613

City, State, ZIP+4® 21214 NE 32 PL,

AVENTURA, FL, 33180

PS Form 3800, A

Postmark
Here

7021 1970 0000 4565 3406

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

7.82

Total Postage and Fee

\$

2250 WAREHOUSE LLC

Sent To N.O.H #5613

Street and Apt. No. 2260 SW 30 AVE

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

PS Form 3800, A

Postmark
Here

7021 1970 0000 4565 3383

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

7.82

Total Postage and Fee

\$

2250 WAREHOUSE LLC

Sent To N.O.H #5613

Street and Apt. No. 2250 SW 30 AVENUE

City, State, ZIP+4® PEMBROKE PARK, FL, 33021

PS Form 3800, A

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:

WAREHOUSE LLC
 DAGAETA, RONALD
 F.O #5613
 21214 NE 32 PL,
 AVENTURA, FL, 33180



9590 9402 6921 1104 9864 47

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7503

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail Restricted Delivery

Domestic Return Receipt

Code Dept
OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5613

Hasler FIRST-CLASS MAIL
03/16/2021
US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:
2250 WAREHOUSE LLC/Surraca
Studio
20815 NE 16 AVE SUITE B15
MIAMI, FL 33179

Case #:
5613

Code Dept
OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5613

Hasler FIRST-CLASS MAIL
03/16/2021
US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Surraca Studio
2260 SW 30 Ave
Pembroke Park, FL 33021



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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$157,590	\$753,580	\$911,170	\$911,170	
2021	\$157,590	\$684,440	\$842,030	\$842,030	\$18,107.53
2020	\$157,590	\$686,150	\$843,740	\$843,740	\$18,209.42

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/6/2016	QCD-T	\$100	113467069	\$9.00	17,510	SF
10/8/2015	WD-Q	\$845,000	113281557			
2/9/2008	QCD-T	\$100	45109 / 1647			
10/15/2004	QCD	\$100	38427 / 1554			
2/13/1997	WD	\$100	26307 / 739	Adj. Bldg. S.F. (Card, Sketch)		7812
				Eff./Act. Year Built: 1981/1980		

Page 268 of 747



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

Detail by Entity Name

Florida Limited Liability Company
2250 WAREHOUSE, LLC

Filing Information

Document Number	L15000154429
FEI/EIN Number	47-5418188
Date Filed	09/09/2015
Effective Date	09/04/2015
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	11/10/2015
Event Effective Date	NONE

Principal Address

21214 ne 32 pl
Aventura, FL 33180

Changed: 04/05/2022

Mailing Address

21214 ne 32 pl
Aventura, FL 33180

Changed: 04/05/2022

Registered Agent Name & Address

DEGAETA, RONALD
21214 ne 32 pl
Aventura, FL 33180

Address Changed: 04/05/2022

Authorized Person(s) Detail

Name & Address

Title MGR

Brom Bros Property Management LLC
21214 ne 32 pl
Aventura, FL 33180

Title Authorized representative

Bromberg, Oscar Asher
21214 ne 32 pl
Aventura, FL 33180

Title Manager

Bromberg, Clara
21214 ne 32 pl
Aventura, FL 33180

Annual Reports

Report Year	Filed Date
2020	06/29/2020
2021	04/08/2021
2022	04/05/2022

Document Images

04/05/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- ANNUAL REPORT	View image in PDF format
04/05/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
11/10/2015 -- LC Amendment and Name Change	View image in PDF format
09/09/2015 -- Florida Limited Liability	View image in PDF format

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 2250 WAREHOUSE LLC)
 Respondent)
 CASE NO. 5613

TO BE SERVED: 2260 SW 30 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2260 SW 30 AVE, PEMBROKE PARK, FL 33009

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

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

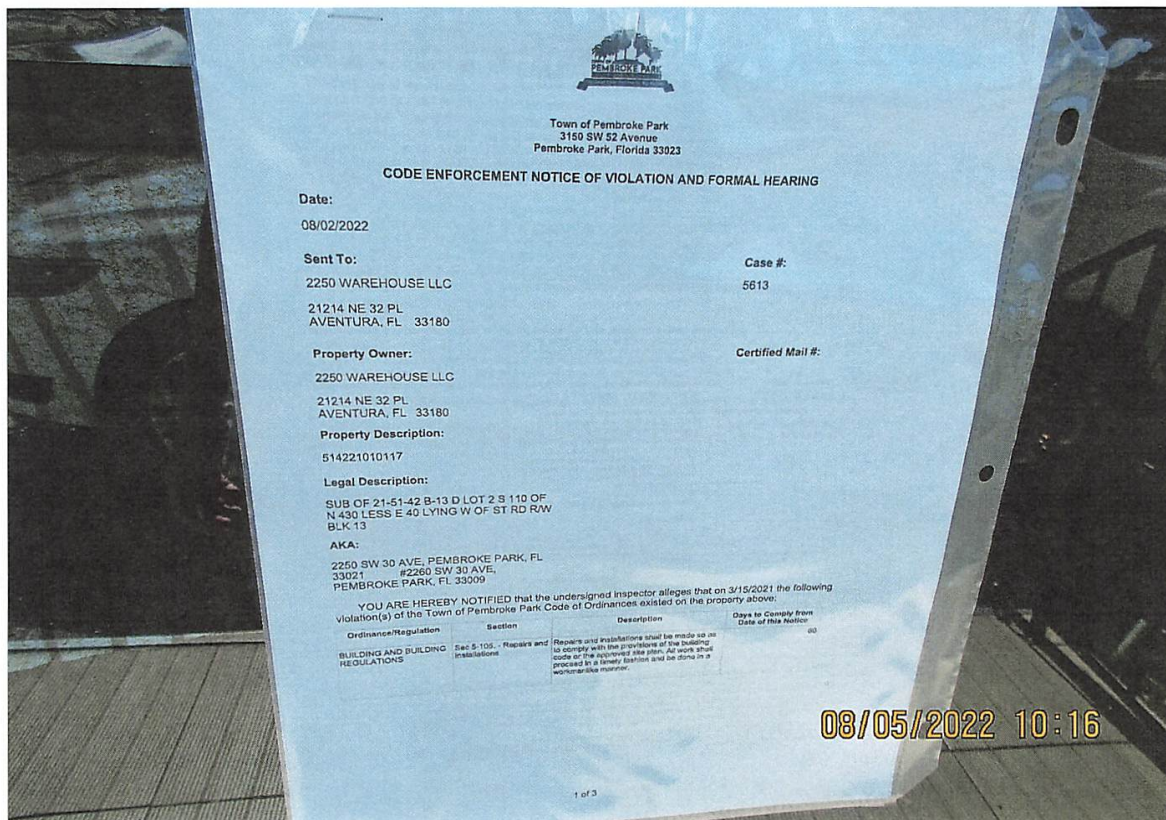
AFFIANT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of August, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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







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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/02/2022

Sent To:

2250 WAREHOUSE LLC

21214 NE 32 PL
AVENTURA, FL 33180

Case #:

5613

Property Owner:

2250 WAREHOUSE LLC

21214 NE 32 PL
AVENTURA, FL 33180

Certified Mail #:

Property Description:

514221010117

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 110 OF
N 430 LESS E 40 LYING W OF ST RD R/W
BLK 13

AKA:

2250 SW 30 AVE, PEMBROKE PARK, FL
33021 #2260 SW 30 AVE,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

**BUILDING AND BUILDING
REGULATIONS**

Sec. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(a)

Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions:

60

(1)
The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such

(2)
The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise.

(3)
The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...

**BUILDING AND BUILDING
REGULATIONS**

Sec. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(b)

Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established.

60

(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor.

Cross reference— Code enforcement, Ch. 7.

1. Demolition of "Surraco" sign removed without a permit. Obtain plans, permit and inspections.
2. Installation of tankless water heater and bathroom renovation done without a permit. Obtain plans, permit and inspections.
3. Installation of electrical and lighting done without a permit. Obtain plans, permit and inspections.
4. Verify or obtain permit for Mezzanine (Loft). Obtain plans, permit and inspections.
5. Photo studio equipment mounted on ceiling installed without a permit. Obtain plans, permit and inspections.
6. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/2/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

2250 WAREHOUSE LLC/Surraca
Studio

20815 NE 16 AVE SUITE B15
MIAMI, FL 33179

Case #:

5613

Date:

03/15/2021

Property Owner:

2250 WAREHOUSE LLC/Surraca
Studio

20815 NE 16 AVE SUITE B15
MIAMI, FL 33179

Property Description:

514221010117

Certified Mail #:

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 110 OF
N 430 LESS E 40 LYING W OF ST RD R/W
BLK 13

AKA:

2250 SW 30 AVE, PEMBROKE PARK, FL
33021 #2260 SW 30 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

Notes/Mean of Correction:

1. Demolition of "Surraco" sign removed without a permit. Obtain plans, permit and inspections.
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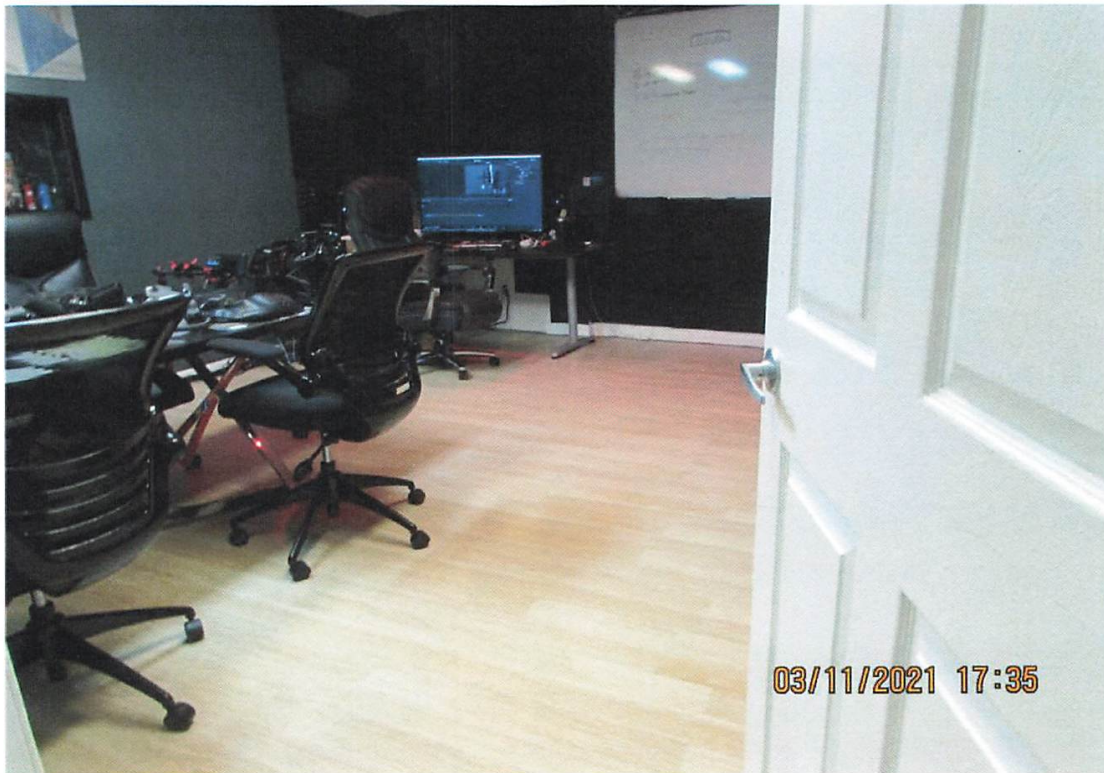
Joseline Ramirez
Chief Code Enforcement Officer



















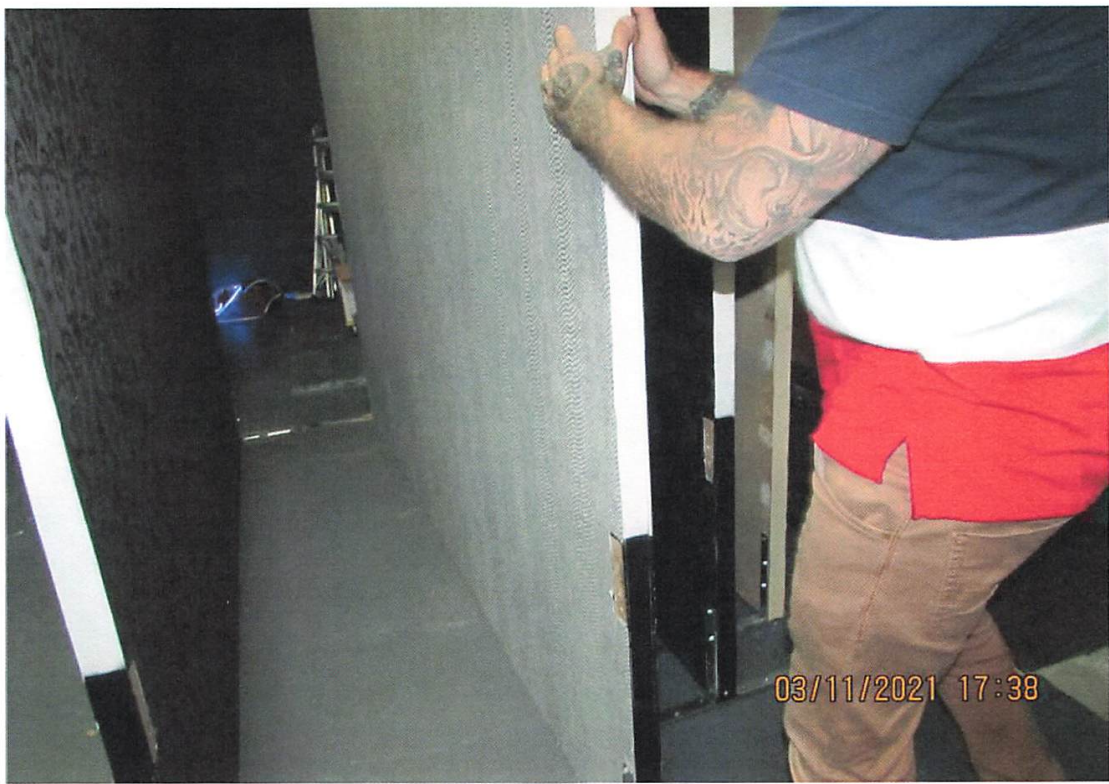


03/11/2021 17:37

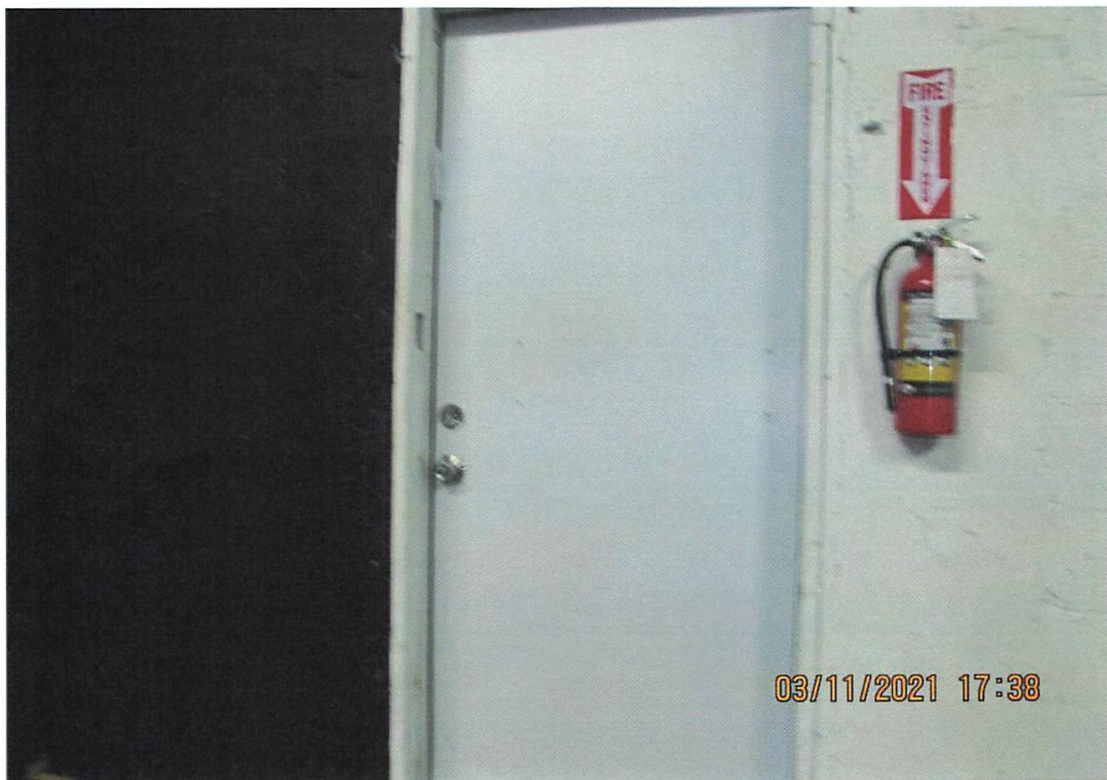


03/11/2021 17:37

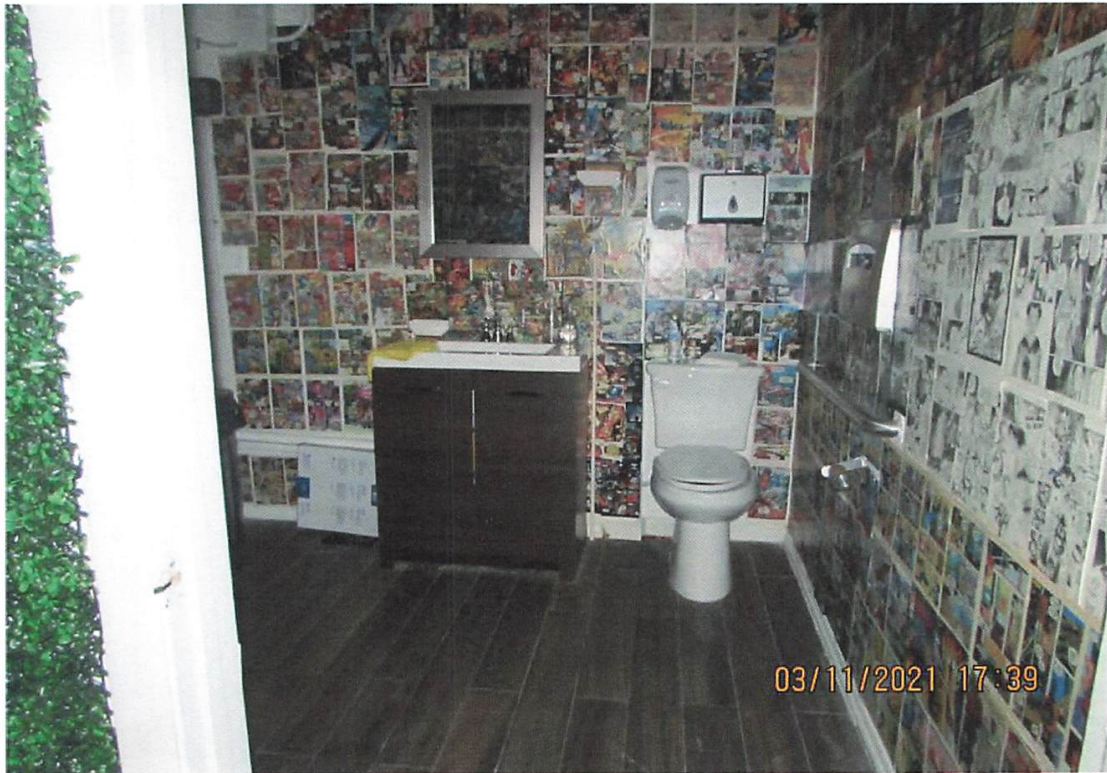




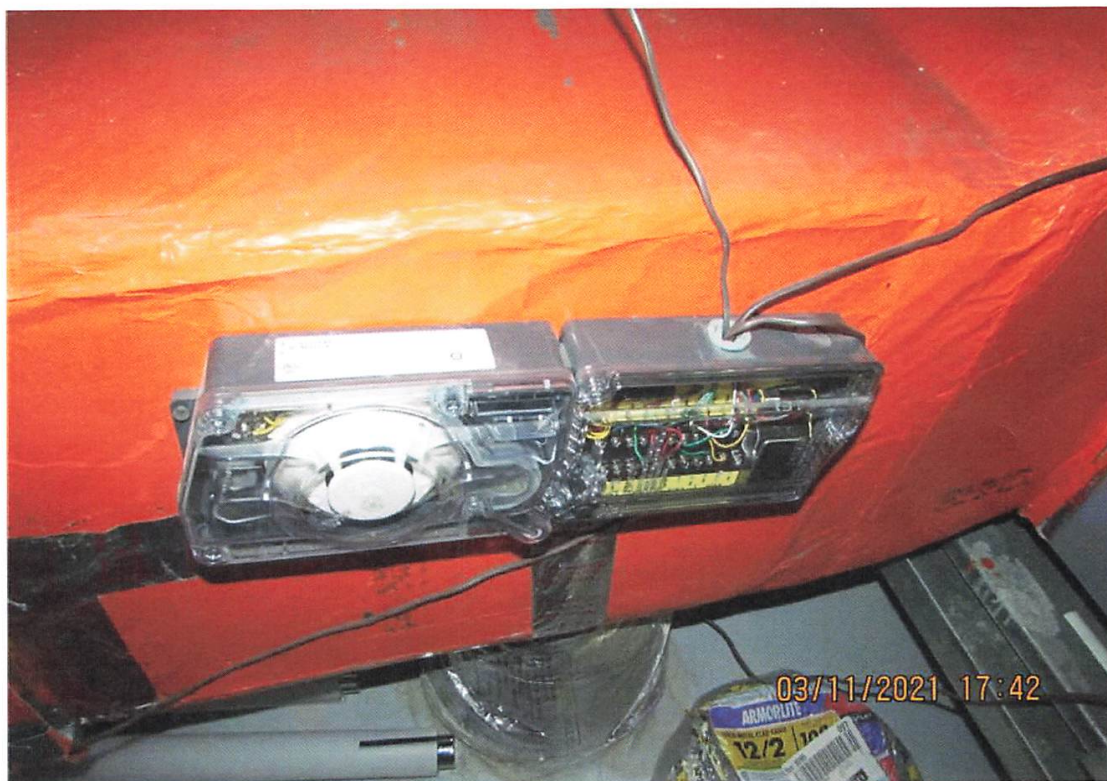


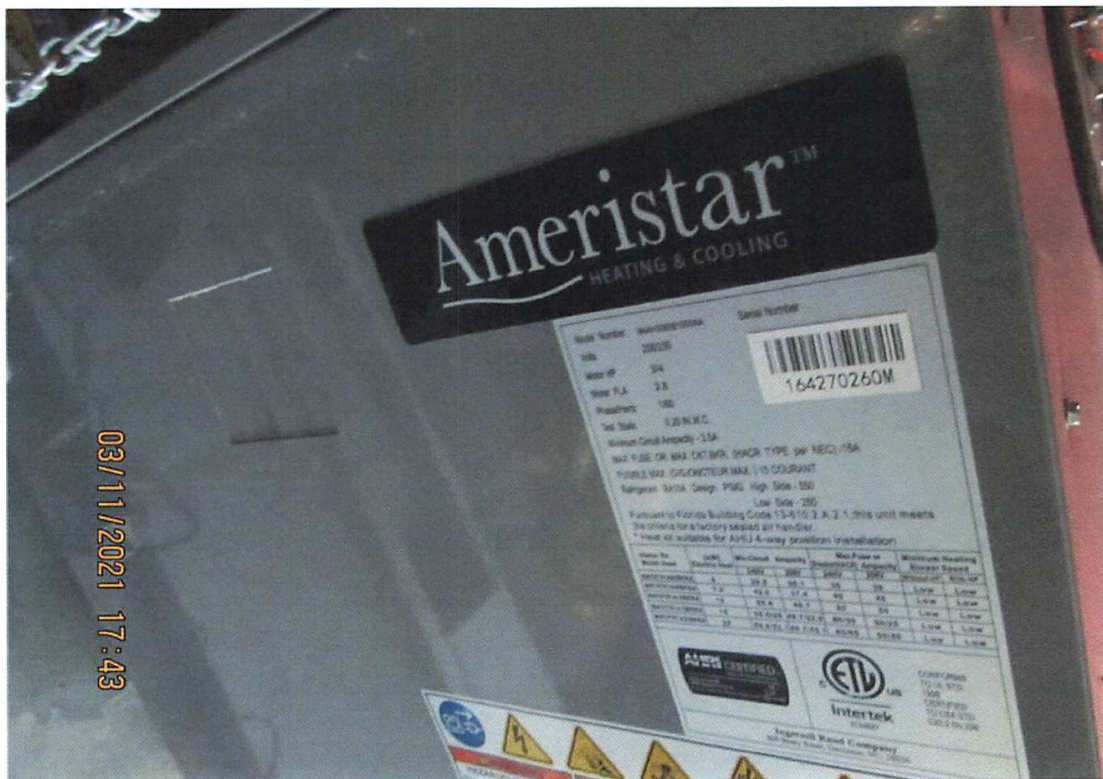




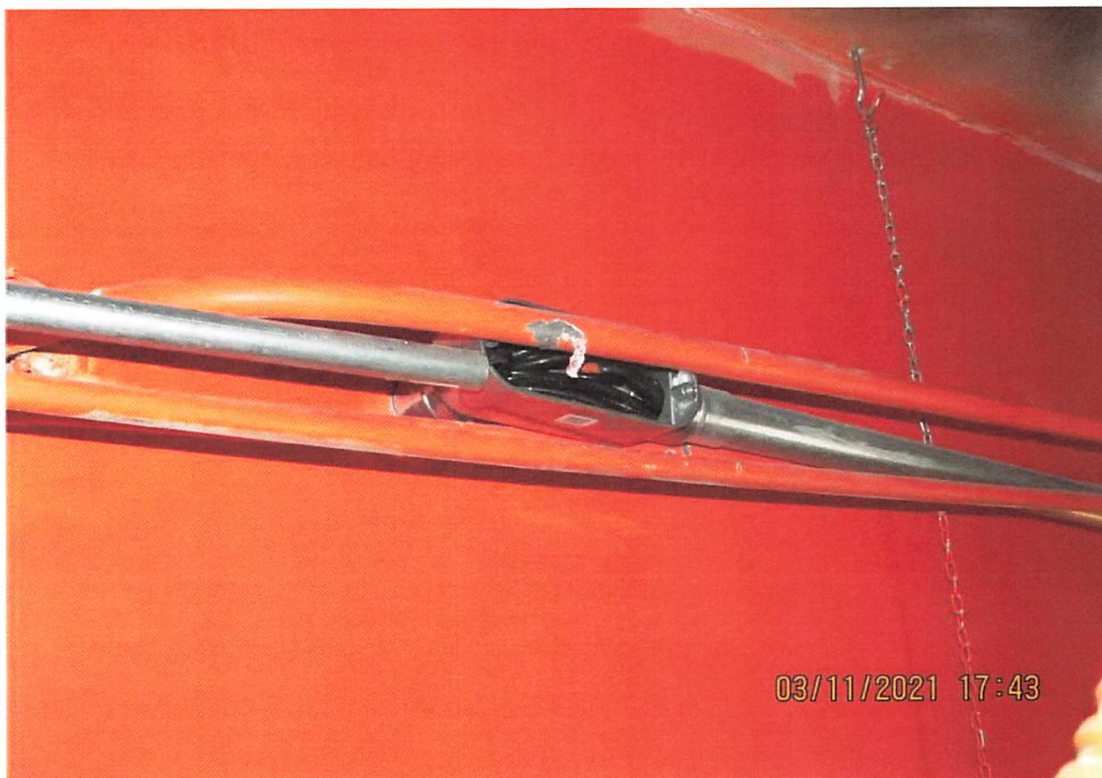














Case Overview

Property/Incident Information

Owner	Address	Site Address
COLE, YVONNE	5417 SW 41 ST PEMBROKE PARK, FL 33023	5417 SW 41 ST, PEMBROKE PARK, FL 33023

Folio
514230270010

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 15.11 TO POB, W 20.33,N 51.68,E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA

Case Status Closed **Case #** 5654

Notes

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections (Serial: Blocked by a/c strap 10/09/2020)
2. A double permit has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/22/2021		Notice of Violation	Regular Mail
7/12/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/12/2023		Affidavit of Non-Compliance	Hand
8/16/2023	8/16/2023	Final Order	Certified Mail
2/12/2024		Affidavit of Non-Compliance	Regular Mail
2/26/2024	3/20/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
3/20/2024	3/20/2024	Supplemental Order/Claim of Lien	Certified Mail
5/3/2024		Affidavit of Compliance	Regular Mail
5/30/2024	6/18/2024	Notice of Formal Hearing - Abate Fine	Hand 5/30/24 Posted 6/5/24

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.	5/3/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	5/3/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	5/3/2024

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	5/3/2024	\$20,000.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$20,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$20,100.00

Town of Pembroke Park

INVOICE

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



DATE: June 10, 2024
INVOICE # 435
FOR:

Case #5654
COLE, YVONNE
5417 SW 41 ST,
PEMBROKE PARK, FL 33023

Bill To:

COLE, YVONNE
5417 SW 41 ST,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17 and 5-87		
	Final Order 08/16/2023		
1	Admin Fee	\$ 100.00	\$ 100.00
200	Day(s) of Per Diem from (10/16/2023 - 05/03/2024)	\$ 100.00	\$ 20,000.00
	Recommend to Abate Per Diem Fine by 90%		\$ 2,000.00
	\$2,000.00 + \$100.00		\$ 2,100.00
	Balance	\$	20,100.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

COLE, YVONNE

**5417 SW 41 ST, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO ABATE FINE

Sent To:

COLE, YVONNE

5417 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5654

Date:

06/03/2024

Property Owner:

COLE, YVONNE

5417 SW 41 ST
PEMBROKE PARK, FL 33023

Property Description:

514230270010

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 282.42,W 15.11 TO
POB, W 20.33,N 51.68,E 20.33, S 51.68 TO
POB AKA: UNIT A-1 LA ESTANCIA

AKA:

5417 SW 41 ST, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 5/30/2024

Phone #: 954-261-2468

Case # 5654

E-mail: Yvonne Cole 790@yahoo.com

Address of Violation: 5417 SW 41st Pembroke Park FL 33023

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Yvonne Cole (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5654 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the Town of Pembroke Park 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.
June 18, 2024 (2w)

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on Aug 16, 2023 imposing the fine of \$ 100/day for violation(s) of the Town's Code of Ordinances: No. 89-12-1, 82, 12-43-69

Brief summary for request: I retained the services of a HWC contractor who pulled a permit but didn't follow-up. I relied on his professional knowledge as to whether he needed to follow up on permitting. As soon as I was made aware, I hired another contractor who paid for all permits and the unit was inspected by code compliance. I am asking that any per diem penalties be waived or reduced by at least 90% as I recently had surgery and not working.

Petitioner's Name (Print) Yvonne Cole

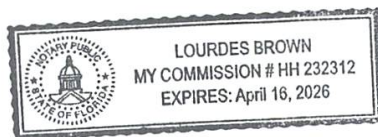
Petitioner's Signature [Signature]

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Yvonne Cole and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on May 31, 2024

Notary Public State of Florida: [Signature]

My Commission expires: April 16, 2026



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

COLE, YVONNE)

Respondent

CASE NO. 5654

AFFIDAVIT OF SERVICE

TO BE SERVED: COLE, YVONNE

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

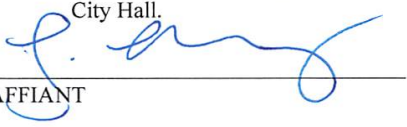
ADDRESS: 5417 SW 41 ST, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: COLE, YVONNE AT 10:23 A.M. ON THE 05 DAY OF JUNE 2024.

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

TYPE OF SERVICE

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


AFFIANT

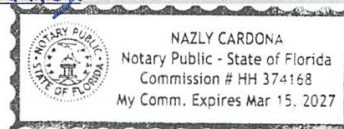
STATE OF FLORIDA
COUNTY OF BROWARD

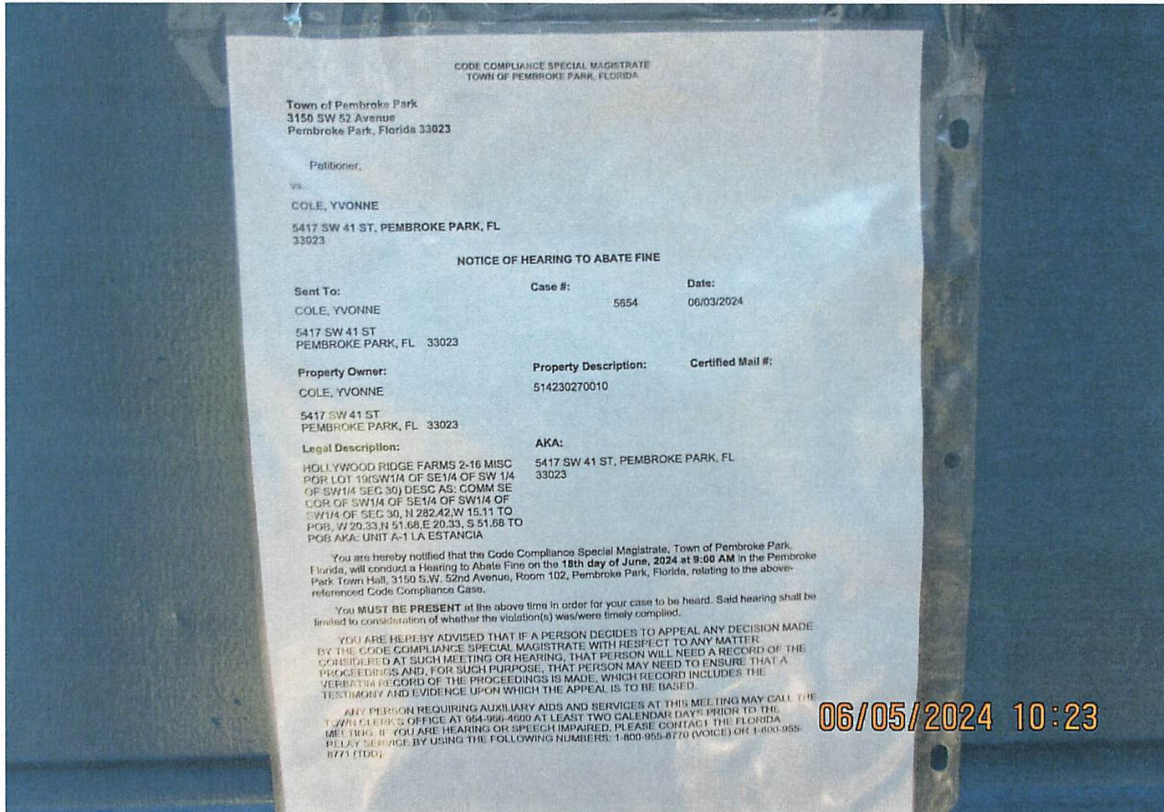
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____





9589 0710 5270 1605 9296 70

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

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

OFFICIAL USE

Certified Mail Fee \$

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

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

Postage \$ **3.69**

Total Postage and Fees \$

Sent To **COLE, YVONNE**

Street and Apt. No. **SOCL #5654**

City, State, ZIP+4® **5417 SW 41 ST, PEMBROKE PARK, FL 33023**

PS Form 3800, Jan 2013

USPS NORLAND BRANCH
MAR 21 2024
MIAMI FLORIDA 33169-9398

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: 5654

vs.

COLE, YVONNE
Respondent(s)

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 20th, 2024 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on August 16th, 2023. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☐ NO ☒

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5417 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: COLE, YVONNE

FOLIO NO.: 5142 30 27 0010

1. The Special Magistrate entered a Final Order on August 16th, 2023, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105; 5-17 and 5-87. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on August 16th, 2023, or if no compliance occurred by the due date, there would be a per diem fine of \$100.00 (ONE HUNDRED 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on August 16th, 2023. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$15,700.00 (FIFTEEN 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:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 15.11 TO POB, W 20.33,N 51.68,E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA

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 20th day of March 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

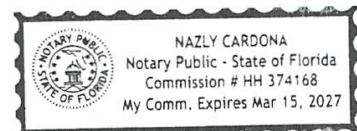
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jean Gustin, 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:

March 20, 2024.

NAZLY DAYANA CA.
Notary Public, state of Florida



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

Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of March, 2024.

Nazly Cardona CA
Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
COLE, YVONNE		CASE NO. 5654
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: COLE, YVONNE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5417 SW 41 ST, PEMBROKE PARK, FL 33023

I, Jean Gustin HEREBY CERTIFY that I SERVED: COLE, YVONNE AT 12:38 P.M. ON THE 05 DAY OF MARCH 2024.

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

TYPE OF SERVICE

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



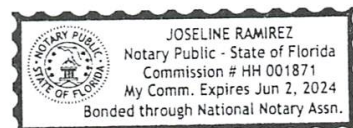
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of March, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.



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



Mar 5, 2024 at 12:38:53 PM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

COLE, YVONNE

5417 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To: COLE, YVONNE Case #: 5654 Date: 02/26/2024
5417 SW 41 ST
PEMBROKE PARK, FL 33023

Property Owner: COLE, YVONNE Property Description: 5417 SW 41 ST, PEMBROKE PARK, FL 33023 Certified Mail #: 514230270010
5417 SW 41 ST
PEMBROKE PARK, FL 33023

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 262.42'W 15.11' TO POB, W 20.33'N 51.68'E 20.33', S 51.68' TO POB AKA: UNIT A-1 LA ESTANCIA AKA: 5417 SW 41 ST, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

1 of 1

Mar 5, 2024 at 12:38:40 PM

5417



Page 1 of 10
Date: 03/05/2024
Time: 12:38:40 PM
Location: 5417
Camera: 1080P
Resolution: 1920x1080
Frame Rate: 30 FPS
Bit Rate: 4096 Kbps
Audio: 48000 Hz, 16-bit, Stereo
Motion Detection: On
Night Vision: On
Storage: 128GB
Status: Online
Firmware: 2.1.0
Manufacturer: Hikvision

9589 0710 5270 1605 9296 01

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Domestic Mail Only

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

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage and Fees

\$ 8.69

Sent To

COLE, YVONNE

Street and Apt. No.,

HCF #5654

City, State, ZIP+4[®]

5417 SW 41 ST,
PEMBROKE PARK, FL 33023

PS Form 3800, January 2013

U.S. POSTAL SERVICE

POSTMARK

MAR 01 2024

FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.

COLE, YVONNE

**5417 SW 41 ST, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

COLE, YVONNE

Case #:

5654

Date:

02/26/2024

5417 SW 41 ST
PEMBROKE PARK, FL 33023

Property Owner:

COLE, YVONNE

Property Description:

514230270010

Certified Mail #:

5417 SW 41 ST
PEMBROKE PARK, FL 33023

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 282.42,W 15.11 TO
POB, W 20.33,N 51.68,E 20.33, S 51.68 TO
POB AKA: UNIT A-1 LA ESTANCIA

AKA:

5417 SW 41 ST, PEMBROKE PARK, FL
33023

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Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5654

Petitioner,

vs.

COLE, YVONNE

5417 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

On 2/12/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	COLE, YVONNE
Address:	5417 SW 41 ST PEMBROKE PARK, FL 33023
Folio:	514230270010
Site Address:	5417 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 15.11 TO POB, W 20.33,N 51.68,E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA

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: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024
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: 3/20/2024

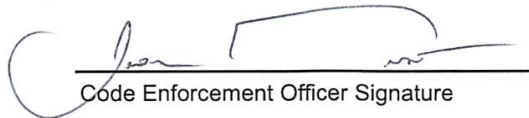
Notes/Mean of Correction:

A/c installed with no permit, no record on file. Not corrected, permit required.

Further, Affiant sayeth naught

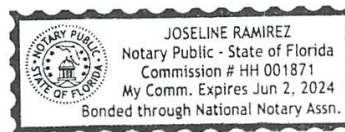
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/12/2024


NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5654
Petitioner,)
)
vs.)
)
COLE, YVONNE)
Respondent(s)

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FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 16th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 5417 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: COLE, YVONNE

FOLIO NO.: 5142 30 27 0010

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42, W 15.11 TO POB, W 20.33, N 51.68, E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA

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 and 5-87. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

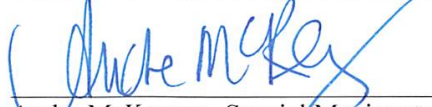
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 5-87 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of August 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of August 2023.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of August, 2023.


Nazly Cardona
Code Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0001 1497 1706

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and
 \$

Sent To
 DAVID E ZELL TR
 ZELL, DAVID E TRS
 FO #8535, #8625, #5654
 2301 SW 31 CT,
 City, State, ZIP+4®
 PEMBROKE PARK, FL 33009

Postmark
 Here
 AUG 17 2023
 HOLLYWOOD FL 33023

PS Form 3800, April 2010 Edition PSN 7530-02-000-9041 See reverse for instructions

7022 2410 0001 1497 1713

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

Postage
 \$ **8.53**

Total Postage and
 \$

Sent To
 DAVID E ZELL TR
 ZELL, DAVID E TRS
 FO #8535, #8625, #5654
 140 GREENS RD
 City, State, ZIP+4®
 HOLLYWOOD FL 33021

Postmark
 Here
 AUG 17 2023
 HOLLYWOOD FL 33023

PS Form 3800, April 2010 Edition PSN 7530-02-000-9041 See reverse for instructions

NOV # 5654
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/22/2021
US POSTAGE
13021

Sent To:
COLE, YVONNE
5417 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:
5654

2022 2410 0001 1497 1225

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CERTIFIED MAIL® RECEIPT**
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OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage
\$ 7.85
Total Postage and Fee \$ 7.85
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, Apr 2019

WEST HOLLYWOOD HILLS
JUL 21 2022
Postmark Here

DAVID E ZELL TRS / NOH # 8535
#5654, #8625
2301 SW 31 CT,
PEMBROKE PARK, FL 33009

2022 2410 0001 1497 1218

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

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage
\$ 7.85
Total Postage and Fee \$ 7.85
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, Apr 2019

WEST HOLLYWOOD HILLS
JUL 21 2022
Postmark Here

DAVID E ZELL TRS / NOH # 8535
#5654, #8625
140 GREENS RD
HOLLYWOOD FL 33021

2022 2410 0001 1497 1447

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CERTIFIED MAIL® RECEIPT**
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OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage
\$ 7.85
Total Postage and Fee \$ 7.85
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, Apr 2019

WEST HOLLYWOOD HILLS
JUL 21 2022
Postmark Here

COLE, YVONNE
FO #5654
5417 SW 41 ST,
PEMBROKE PARK, FL 33023

2022 2410 0001 1497 1812

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

OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage
\$ 8.53
Total Postage and Fee \$ 8.53
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, Apr 2019

WEST HOLLYWOOD HILLS
AUG 17 2023
Postmark Here

COLE, YVONNE
FO #5654
5417 SW 41 ST,
PEMBROKE PARK, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
COLE, YVONNE) CASE NO. 5654
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: COLE, YVONNE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

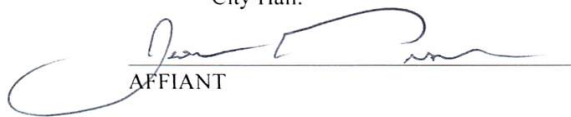
ADDRESS: 5417 SW 41 ST, PEMBROKE PARK, FL 33023

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: COLE, YVONNE AT 12:55 P.M. ON THE 02 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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


AFFIANT

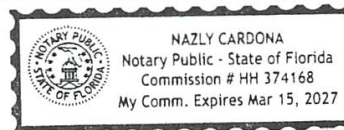
8-4-23

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Aug, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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



Aug 2, 2023 at 12:54:55 PM


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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/12/2023

Sent To:
COLE, YVONNE
5417 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:
5654

Certified Mail #:

Property Owner:
COLE, YVONNE
5417 SW 41 ST
PEMBROKE PARK, FL 33023

Property Description:
514230270010

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 18(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 282.42 W 15.11 TO
POB, W 20.33 N 51.68 E 20.33, S 51.66 TO
POB AKA: UNIT A-1 LA ESTANCIA

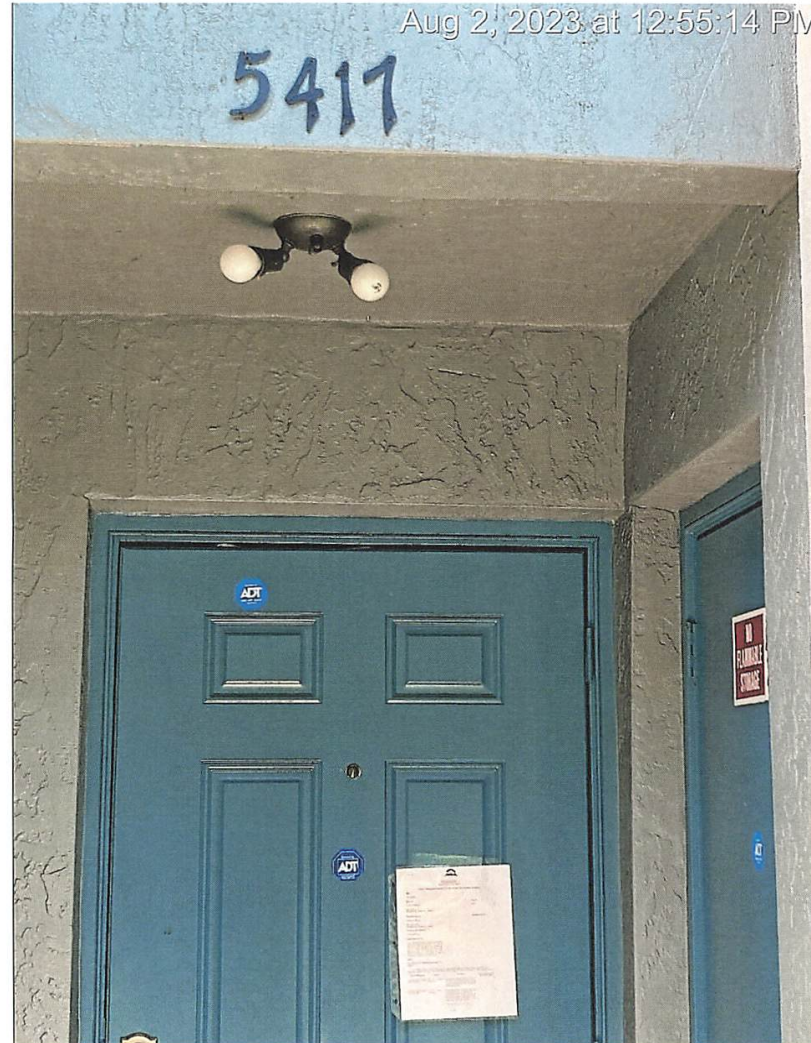
AKA:
5417 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 3/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 2

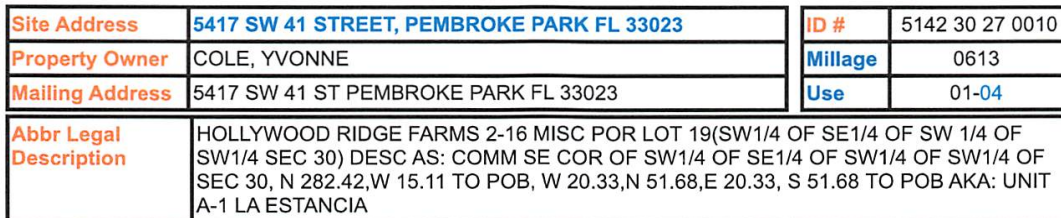
Aug 2, 2023 at 12:55:14 PM



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: DAVID E ZELL TR / NOH #8535 ZELL, DAVID E TRS / ASG59, #8625 140 GREENS RD HOLLYWOOD FL 33021		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	
2. Article Number (Transfer from service label) 9590 9402 7581 2098 7736 65 7022 2410 0001 1497 1218		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: RAZ, ETAN HAF #5465 2673 S PARK LANE PEMBROKE PARK, FL 33009		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
2. Article Number (Transfer from service label) 9590 9402 7581 2098 7739 79 7022 2410 0001 1497 1539		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: PEMBROKE CROWN III LLC HAF #5465 2673 S PARK LN PEMBROKE PARK FL 33309		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
2. Article Number (Transfer from service label) 9590 9402 7581 2098 7739 93 7022 2410 0001 1497 1546		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	



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

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$248,380	\$248,380	\$248,380	\$248,380
Portability	0	0	0	0
Assessed/SOH 20	\$122,410	\$122,410	\$122,410	\$122,410
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$72,410	\$97,410	\$72,410	\$72,410

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								

Case Overview

Property/Incident Information

Owner	Address	Site Address
COLE, YVONNE	5417 SW 41 ST PEMBROKE PARK, FL 33023	5417 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230270010

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SEC 30, N 282.42,W 15.11 TO POB, W 20.33,N 51.68,E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA

Case Status	Open	Case #	5654	Date Next Inspection	7/17/2023
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Notes

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections (Serial: Blocked by a/c strap 10/09/2020)
2. A double permit has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/22/2021		Notice of Violation	Regular Mail
7/12/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/12/2023		Affidavit of Non-Compliance	Hand

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/17/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/17/2023
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: 7/17/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5654

Petitioner,

vs.
COLE, YVONNE
5417 SW 41 ST, PEMBROKE PARK, FL
33023
Respondent(s)

On 7/12/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: COLE, YVONNE
Address: 5417 SW 41 ST PEMBROKE PARK, FL 33023
Folio: 514230270010
Site Address: 5417 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42, W 15.11 TO POB, W 20.33, N 51.68, E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA

Ordinance/Regulation	Section	Description	Date Complied
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Notes/Mean of Correction:

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections. Not Corrected.

Further, Affiant sayeth naught

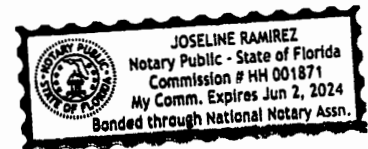
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/12/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/12/2023

Sent To:

COLE, YVONNE

5417 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5654

Property Owner:

COLE, YVONNE

5417 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230270010

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 282.42, W 15.11 TO
POB, W 20.33, N 51.68, E 20.33, S 51.68 TO
POB AKA: UNIT A-1 LA ESTANCIA

AKA:

5417 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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(Ord. No. 89-12-1, § 2, 12-13-89)

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections (Serial: Blocked by a/c strap 10/09/2020)
2. A double permit 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 Compliance Officer at (954) 966-4600 ext. 215

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

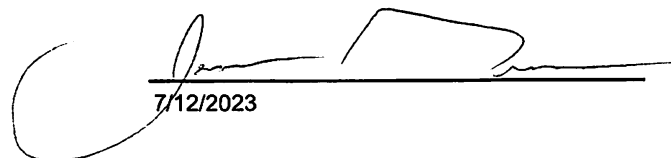
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



7/12/2023



[illegible]

SA17 SW41 ST

#5654



No Permit



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
COLE, YVONNE	5654	03/22/2021
5417 SW 41 ST PEMBROKE PARK, FL 33023		
Property Owner:	Property Description:	Certified Mail #:
COLE, YVONNE	514230270010	
5417 SW 41 ST PEMBROKE PARK, FL 33023		
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42, W 15.11 TO POB, W 20.33, N 51.68, E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA	5417 SW 41 ST, PEMBROKE PARK, FL 33023	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

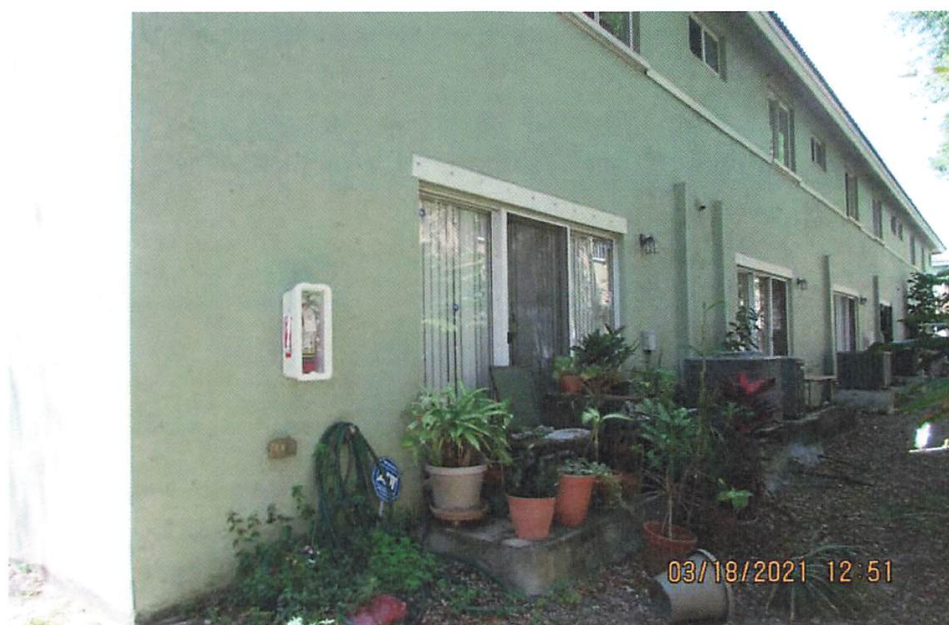
Notes/Mean of Correction:

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections.
2. A double permit 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





Case Overview

Property/Incident Information

Owner	Address	Site Address
RHAYCOM LLC	PO BOX 1720 DANIA BEACH, FL 33004	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Folio
514230120030

Legal Description
LEE-MILL SUB 50-25 B LOT 3 BLK 1

Case Status Closed **Case #** 7193

Notes

- The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits
- The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits
- There are bare spots on the lawn of this property. Re-sod all bare spots
- There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits
- There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/28/2022		Notice of Violation	Affidavit of Service/Posted to Property Posted to Property
10/3/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/19/2022	10/19/2022	Final Order	Certified Mail
1/9/2023		Affidavit of Non-Compliance	Hand
3/31/2023	4/19/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
3/31/2023		Affidavit of Non-Compliance	Certified Mail
4/19/2023	4/19/2023	Amended Final Order	Certified Mail Hand
11/1/2023		Affidavit of Non-Compliance	Certified Mail
11/1/2023	11/15/2023	Notice of Formal Hearing - Confirm Fine	Certified Mail
11/15/2023	11/15/2023	Supplemental Order/Claim of Lien	Certified Mail
4/4/2024		Affidavit of Compliance	Regular Mail
6/6/2024	6/18/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Email 06/06/2024

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	4/4/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	4/4/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	4/4/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	4/4/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	4/4/2024	\$72,750.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$72,950.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$72,950.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

RHAYCOM LLC)

CASE NO. 7193

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RHAYCOM LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

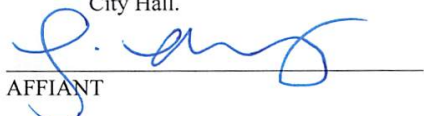
ADDRESS: 5510 SW 32 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RHAYCOM LLC AT 12:14 P.M. ON THE 07
DAY OF JUNE 2024.

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

TYPE OF SERVICE

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

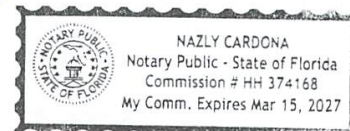

AFFIANT

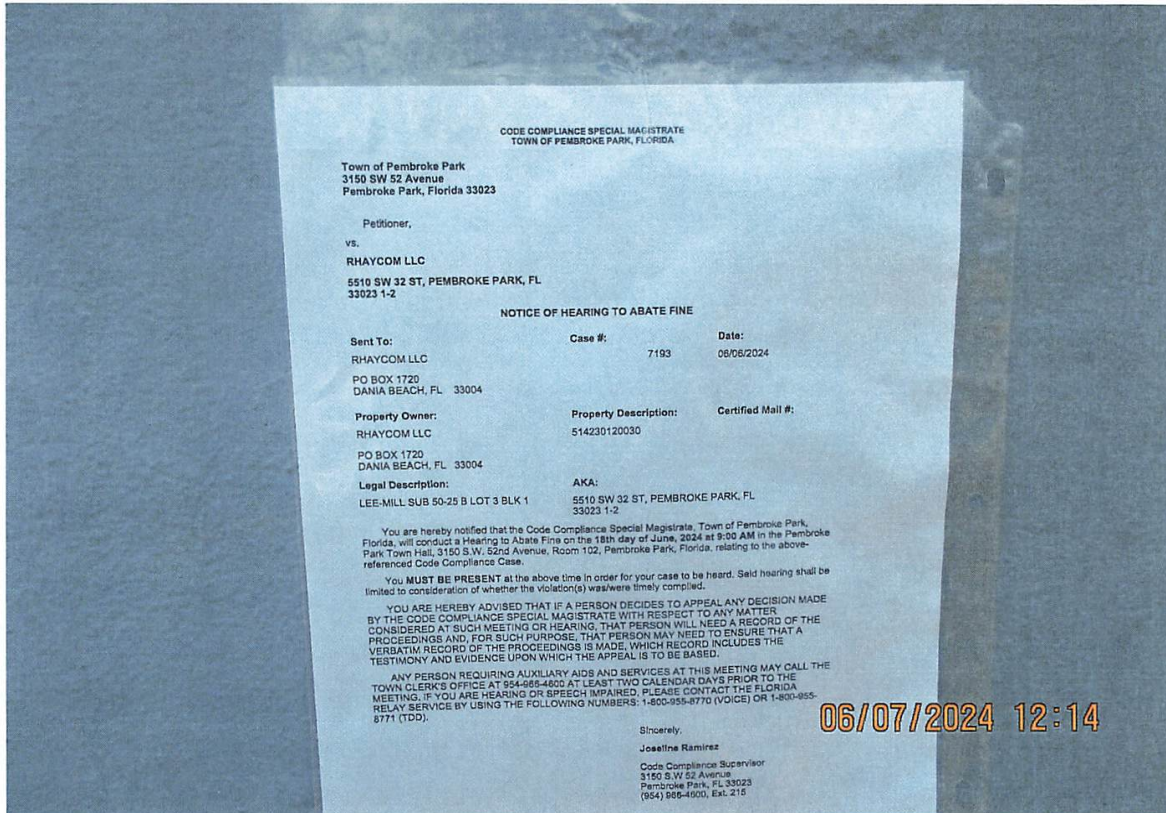
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana GA.
Signature

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





Town of Pembroke Park

INVOICE

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



DATE: June 6, 2024
INVOICE # 435
FOR:

Case # 7193
RHAYCOM LLC
5510 SW 32 ST #1-2,
PEMBROKE PARK, FL 33023

Bill To:
RHAYCOM LLC
5510 SW 32 ST #1-2,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(k); 5-105; 5-104 and 5-17		
	Amended Final Order 04/19/2023		
2	Admin Fee	\$ 100.00	\$ 200.00
291	Day(s) of Per Diem from (06/18/2023-04/04/2024)	\$ 250.00	\$ 72,750.00
1	Recorded Lien 11/21/2023	\$ 48.50	\$ 48.50
1	Release of Lien	\$ 8.50	\$ 8.50
	Recommend to Abate Per Diem Fine by 85%		\$ 10,913
	\$10,913.00 + \$200.00 + \$48.50 + \$8.50		\$ 11,170
	Balance	\$	72,950.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

RHAYCOM LLC

**5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2**

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
RHAYCOM LLC	7193	06/06/2024
PO BOX 1720 DANIA BEACH, FL 33004		
Property Owner:	Property Description:	Certified Mail #:
RHAYCOM LLC	514230120030	
PO BOX 1720 DANIA BEACH, FL 33004		
Legal Description:	AKA:	
LEE-MILL SUB 50-25 B LOT 3 BLK 1	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 6/6/2024

Phone #: 786-655-9921

Case # 7193

E-mail: rent@gmaxamerica.com

Address of Violation: 5510 SW 32nd Street Pembroke Park, FL 33023

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Gonzalo Gomez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7193 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the June 18, 2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 4/19/2023 imposing the fine of \$72,950.00 for violation(s) of the Town's Code of Ordinances: Parking area in despair, fence install with no permit, bare spots on sod.

Brief summary for request: _____

We are kindly requesting a reduction of fines, we have complied with all the Town's requests and have obtain the required permits. The owner cannot pay this huge amount of fines. We request your consideration.

Gonzalo Gomez
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

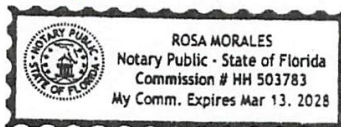
State of Florida, County of Broward

Personally appeared before me the undersigned authority, Gonzalo Gomez and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on

June 6, 2024

Notary Public State of Florida: [Signature]

My Commission expires: Mar 13, 2028



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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner.

VS.

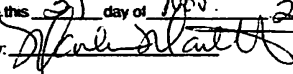
RHAYCOM LLC
Respondent(s)

The Town Clerk of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Lien for Special Magistrate Case Number

Case No.: 7193

The Special Magistrate of the
Town of Pembroke Park
Broward County, Florida, adopted
this on the 15 day of Nov. 23

Dated at Pembroke Park, Broward County, Florida,
on this 21 day of Nov. 23

By: 

Town Clerk



SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 15th, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Amended Final Order that was entered on April 19th, 2023. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ___ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5510 SW 32 ST # 1-2,
PEMBROKE PARK, FL 33023

PROPERTY OWNER: RHAYCOM LLC

FOLIO NO.: 5142 30 12 0030

1. The Special Magistrate entered a Amended Final Order on April 19th, 2023, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(k); 5-105; 5-104 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE HEARING TO CONFIRM FINE held on April 19th, 2023, or if no compliance occurred by the due date, there would be a per diem fine of \$250.00 (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Amended Final Order issued on April 19th, 2023. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$37,700.00 (THIRTY SEVEN THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

RHAYCOM LLC
Respondent(s)

The Town Clerk, of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Lien for Special Magistrate Case Number

Case No.: 7193

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted

this on the 15 day of Nov. 23

Dated at Pembroke Park, Broward County, Florida,
on this 21 day of Nov. 23

By: [Signature]
Town Clerk



SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 15th, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Amended Final Order that was entered on April 19th, 2023. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ___ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5510 SW 32 ST # 1-2,
PEMBROKE PARK, FL 33023

PROPERTY OWNER: RHAYCOM LLC

FOLIO NO.: 5142 30 12 0030

1. The Special Magistrate entered a Amended Final Order on April 19th, 2023, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(k); 5-105; 5-104 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE HEARING TO CONFIRM FINE held on April 19th, 2023, or if no compliance occurred by the due date, there would be a per diem fine of \$250.00 (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Amended Final Order issued on April 19th, 2023. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$37,700.00 (THIRTY SEVEN 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:

LEE-MILL SUB 50-25 B LOT 3 BLK 1

4. The said fine shall continue to accrue until Respondent(s) complies with the Amended Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of November 2023.

TOWN OF PEMBROKE PARK

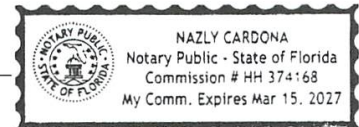

Andre Mckenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

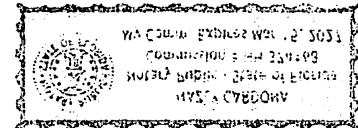
I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:
November 15, 2023.


Notary Public, state of Florida



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



Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 day of November, 2023.

Nazly Cardona A

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7193
Petitioner,)
)
vs.)
)
RHAYCOM LLC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 19th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: RHAYCOM LLC

PROPERTY OWNER: 5510 SW 32 ST #1-2, PEMBROKE PARK, FL 33023

FOLIO NO.: 5142 30 12 0030

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 3 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) 5-103(k); 5-105; 5-104 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(k); 5-105; 5-104 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of April 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ **250.00** PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 19th day of April 2023.

TOWN OF PEMBROKE PARK



Andre McKenney, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Amended Final Order on this 21 day of April, 2023.



Nazly Cardona

Code Clerk

Town of Pembroke Park

3150 SW 52 AVE

Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
RHAYCOM LLC	PO BOX 1720 DANIA BEACH, FL 33004	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Folio
514230120030

Legal Description
LEE-MILL SUB 50-25 B LOT 3 BLK 1

Case Status	Open	Case #	7193	Date Next Inspection	11/15/2023
--------------------	------	---------------	------	-----------------------------	------------

Notes

The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits

The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits

There are bare spots on the lawn of this property. Re-sod all bare spots

There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits

There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/28/2022		Notice of Violation	Affidavit of Service/Posted to Property Posted to Property
10/3/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/19/2022	10/19/2022	Final Order	Certified Mail
1/9/2023		Affidavit of Non-Compliance	Hand
3/31/2023	4/19/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
3/31/2023		Affidavit of Non-Compliance	Certified Mail
4/19/2023	4/19/2023	Amended Final Order	Certified Mail Hand
11/1/2023		Affidavit of Non-Compliance	Certified Mail
11/1/2023	11/15/2023	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 11/15/2023

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: 11/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 11/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/15/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$37,000.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$37,200.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$37,200.00

Town of Pembroke Park

INVOICE

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



DATE: November 14, 2023
INVOICE # 435
FOR:

Case # 7193
RHAYCOM LLC
5510 SW 32 ST #1-2,
PEMBROKE PARK, FL 33023

Bill To:
RHAYCOM LLC
5510 SW 32 ST #1-2,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(k); 5-105; 5-104 and 5-17		
	Amended Final Order 04/19/2023		
2	Admin Fee	\$ 100.00	\$ 200.00
150	Day(s) of Per Diem from (06/18/2023-11/15/2023)	\$ 250.00	\$ 37,500.00
Balance			\$ 37,700.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
RHAYCOM LLC) CASE NO. 7193
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RHAYCOM LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5510 SW 32 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RHAYCOM LLC AT 12:20 P.M. ON THE 03 DAY OF NOVEMBER 2023.

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

TYPE OF SERVICE

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

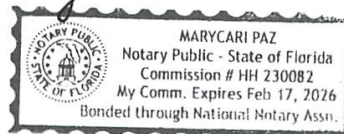
J. Ramirez 11/8/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of Nov, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

RHAYCOM LLC

**5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Case #:

7193

Date:

11/01/2023

Property Owner:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Property Description:

514230120030

Certified Mail #:

Legal Description:

LEE-MILL SUB 50-25 B LOT 3 BLK 1

AKA:

5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of November, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



CODE COMPLIANCE SPECIAL MAGISTRATE
- TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
RHAYCOM LLC
5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
RHAYCOM LLC PO BOX 1720 DANIA BEACH, FL 33004	7193	11/01/2023
Property Owner:	Property Description:	Certified Mail #:
RHAYCOM LLC PO BOX 1720 DANIA BEACH, FL 33004	514230120030	
Legal Description:	AKA:	
LEE-MILL SUB 50-25 B LOT 3 BLK 1	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 15th day of November, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4800 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

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

11/03/2023 12:20



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7193

Petitioner,

vs.
RHAYCOM LLC
5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2
Respondent(s)

On 11/1/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: RHAYCOM LLC
Address: PO BOX 1720 DANIA BEACH, FL 33004
Folio: 514230120030
Site Address: 5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description: LEE-MILL SUB 50-25 B LOT 3 BLK 1

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 11/1/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 11/1/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6 -2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 11/1/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/1/2023

Notes/Mean of Correction:

The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits . Permit #23360875 in progress, not corrected.
The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits. Permit #23360875 in progress, not corrected.
There are bare spots on the lawn of this property. Re-sod all bare spots. Not corrected.
There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits. Permit #23360875-0, incomplete. Not corrected.
There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard. Not corrected.
Call for re-inspection.

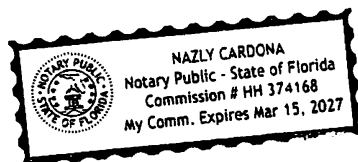
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/1/2023


NOTARY PUBLIC, STATE OF FLORIDA



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FT LAUDERDALE, FL 33312

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RHAYCOM LLC
(FO-7193)
PO BOX 1720
DANIA BEACH FL 33004

City, State, ZIP+4®
DANIA BEACH, FL 33004

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SOCL #7193
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

City, State, ZIP+4®
FT LAUDERDALE, FL 33312

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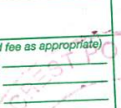
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Total Postage and Fee
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Postage \$ _____ To \$ _____ For \$ _____ Rhaycom LLC (NOH-7193) 5510 SW 32 ST #2 PEMBROKE PARK, FL 33023	Postmark Here 

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Postage \$ _____	
Total \$ _____	
Sen (NOH-7193)	
Sire PO BOX 1720	
City, DANIA BEACH FL 33004	
PS _____	

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☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____
Postage \$ _____ To: _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____	
GMAX MANAGEMENT LLC (NOH-7193) 5201 RAVENSWOOD RD STE 114 FT LAUDERDALE, FL 33312	
Instructions	

Page 362 of 747

7022 2410 0001 1497 0099

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ 7.85

Total Postage and Fee
\$

Sent To
RHAYCOM LLC
HCF #7193
5510 SW 32 ST #1,
PEMBROKE PARK, FL 33023

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

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

7022 2410 0001 1497 0105

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☐ Return Receipt (electronic)	\$
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Postage
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Total Postage and Fee
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HCF #7193
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

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

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

7020 0640 0000 5918 8563

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OFFICIAL USE

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

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

Postage
\$ 7.85

Total Postage and Fee
\$

Sent To
RHAYCOM LLC
HCF #7193
5510 SW 32 ST #2,
PEMBROKE PARK, FL 33023

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

PS Form 3800, April 2015 PSN 7530-02-000-9053

7020 0640 0000 5918 8556

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ 7.85

Total Postage and Fee
\$

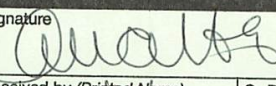
Sent To
RHAYCOM LLC
HCF #7193
PO BOX 1720
DANIA BEACH FL 33004

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

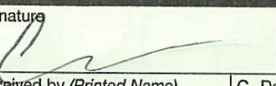
PS Form 3800, April 2015 PSN 7530-02-000-9053

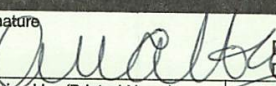
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature x <u>[Signature]</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>[Signature]</u> C. Date of Delivery <u>5/20/21</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No												
1. Article Addressed to: GMAX MANAGEMENT LLC SOCL #7193 5201 RAVENSWOOD RD STE 114 FT LAUDERDALE, FL 33312 9590 9402 7581 2098 7735 04	3. Service Type <table border="1"> <tr><td>☐ Adult Signature</td><td>☐ Priority Mail Express®</td></tr> <tr><td>☐ Adult Signature Restricted Delivery</td><td>☐ Registered Mail™</td></tr> <tr><td>☒ Certified Mail®</td><td>☐ Registered Mail Restricted Delivery</td></tr> <tr><td>☐ Certified Mail Restricted Delivery</td><td>☐ Signature Confirmation™</td></tr> <tr><td>☐ Collect on Delivery</td><td>☐ Signature Confirmation Restricted Delivery</td></tr> <tr><td>☐ Collect on Delivery Restricted Delivery</td><td></td></tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®												
☐ Adult Signature Restricted Delivery	☐ Registered Mail™												
☒ Certified Mail®	☐ Registered Mail Restricted Delivery												
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™												
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery												
☐ Collect on Delivery Restricted Delivery													
2. Article Number (Transfer from service label) 7022 2410 0001 1497 2932	PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt												

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

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) <u>DANIELA</u> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: RHAYCOM LLC NOH-7193) PO BOX 1720 DANIA BEACH FL 33004 2. Article Number (Transfer from service label) 7020 0640 0000 5922 3073	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)

OCT 11 2022

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: GMAX MANAGEMENT LLC (FO-7193) 5201 RAVENSWOOD RD STE 114 FT LAUDERDALE, FL 33312 2. Article Number (Transfer from service label) 7020 0640 0000 5922 2069	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)

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: RHAYCOM LLC (FO-7193) PO BOX 1720 DANIA BEACH FL 33004 2. Article Number (Transfer from service label) 7020 0640 0000 5922 2052	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

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 <u>[Signature]</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: RHAYCOM LLC SOCL #7193 PO BOX 1720 DANIA BEACH FL 33004		B. Received by (Printed Name) <u>DANIA FL 33004</u> C. Date of Delivery <u>APR 26 2023</u>	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3069		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 ☐ All Restricted Delivery			
Barcode: 9590 9402 7912 2234 7846 50			
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 \$ <u>0.53</u> Total Postage and Fee \$	Postmark Here NOV - 1 2023 HOLLYWOOD FL 33023
Sent To RHAYCOM LLC Street and Apt. No., HCF #7193 City, State, ZIP+4® PO BOX 1720 DANIA BEACH FL 33004 PS Form 3800, April 2019 PSN 7530-02-000-9053	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ <u>0.53</u> Total Postage and Fee \$	Postmark Here NOV - 1 2023 HOLLYWOOD FL 33023
Sent To RHAYCOM LLC Street and Apt. No., HCF #7193 City, State, ZIP+4® 5510 SW 32 ST, #2 PEMBROKE PARK, FL 33023 PS Form 3800, April 2019 PSN 7530-02-000-9053	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ <u>0.53</u> Total Postage and Fee \$	Postmark Here NOV - 1 2023 HOLLYWOOD FL 33023
Sent To GMAX MANAGEMENT LLC Street and Apt. No., HCF #7193 City, State, ZIP+4® 5201 RAVENSWOOD RD STE 114 FT LAUDERDALE, FL 33312 PS Form 3800, April 2019 PSN 7530-02-000-9053	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ <u>0.53</u> Total Postage and Fee \$	Postmark Here NOV - 1 2023 HOLLYWOOD FL 33023
Sent To RHAYCOM LLC Street and Apt. No., HCF #7193 City, State, ZIP+4® 5510 SW 32 ST, #1 PEMBROKE PARK, FL 33023 PS Form 3800, April 2019 PSN 7530-02-000-9053	

OF PEMBROKE PARK

1 AVENUE • PEMBROKE PARK, FLORIDA 33023

3

Hasler

FIRST-CLASS MAIL

06/29/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

Case #:

RHAYCOM LLC

7193

PO BOX 1720
DANIA BEACH, FL 33004

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:

RHAYCOM LLC
HCF #7193
PO BOX 1720
DANIA BEACH FL 33004



9590 9402 7912 2234 7847 97

2. Article Number (Transfer from service label)

7020 0640 0000 5918 8556

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Signature] ☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery

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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GM MANAGEMENT LLC
SOCL #7193
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312



9590 9402 7912 2234 7846 29

2. Article Number (Transfer from service label)

7022 2410 0001 1497 3144

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Signature] ☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery

30)

Town of Pembroke Park

INVOICE

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



DATE: November 14, 2023
INVOICE # 435
FOR:

Case # 7193
RHAYCOM LLC
5510 SW 32 ST #1-2,
PEMBROKE PARK, FL 33023

Bill To:
RHAYCOM LLC
5510 SW 32 ST #1-2,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(k); 5-105; 5-104 and 5-17		
	Amended Final Order 04/19/2023		
2	Admin Fee	\$ 100.00	\$ 200.00
150	Day(s) of Per Diem from (06/18/2023-11/15/2023)	\$ 250.00	\$ 37,500.00
Balance			\$ 37,700.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
RHAYCOM LLC		CASE NO. 7193
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: RHAYCOM LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5510 SW 32 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RHAYCOM LLC AT 12:20 P.M. ON THE 03 DAY OF NOVEMBER 2023.

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

TYPE OF SERVICE

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

J. Ramirez 11/8/23
AFFIANT

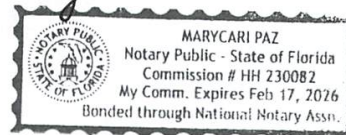
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of Nov, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

RHAYCOM LLC

**5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Case #:

7193

Date:

11/01/2023

Property Owner:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Property Description:

514230120030

Certified Mail #:

Legal Description:

LEE-MILL SUB 50-25 B LOT 3 BLK 1

AKA:

5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of November, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



CODE COMPLIANCE SPECIAL MAGISTRATE - TOWN OF PEMBROKE PARK, FLORIDA		
Town of Pembroke Park 3150 SW 52 Avenue Pembroke Park, Florida 33023		
Petitioner,		
vs.		
RHAYCOM LLC		
5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2		
NOTICE OF HEARING TO CONFIRM FINE		
Sent To:	Case #:	Date:
RHAYCOM LLC	7193	11/01/2023
PO BOX 1720 DANIA BEACH, FL 33004		
Property Owner:	Property Description:	Certified Mail #:
RHAYCOM LLC	514230120030	
PO BOX 1720 DANIA BEACH, FL 33004		
Legal Description:	AKA:	
LEE-MILL SUB 50-25 B LOT 3 BLK 1	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2	
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 15th day of November, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case. YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4800 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).		
Sincerely, Joseline Ramirez Code Compliance Supervisor 3150 S.W. 52 Avenue Pembroke Park, FL 33023 (954) 966-4620, Ext. 215		

11/03/2023 12:20



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7193

Petitioner,

vs.

RHAYCOM LLC

5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

On 11/1/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: RHAYCOM LLC
Address: PO BOX 1720 DANIA BEACH, FL 33004
Folio: 514230120030
Site Address: 5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description: LEE-MILL SUB 50-25 B LOT 3 BLK 1

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 11/1/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 11/1/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6 -2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 11/1/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/1/2023

Notes/Mean of Correction:

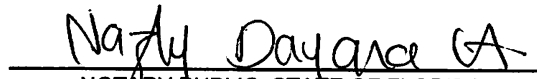
The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits . Permit #23360875 in progress, not corrected.
The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits. Permit #23360875 in progress, not corrected.
There are bare spots on the lawn of this property. Re-sod all bare spots. Not corrected.
There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits. Permit #23360875-0, incomplete. Not corrected.
There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard. Not corrected.
Call for re-inspection.

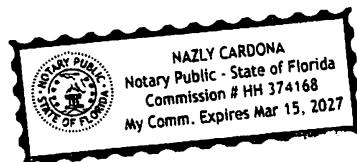
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/1/2023


NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7193
Petitioner,)
)
vs.)
)
RHAYCOM LLC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 19th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: RHAYCOM LLC

PROPERTY OWNER: 5510 SW 32 ST #1-2, PEMBROKE PARK, FL 33023

FOLIO NO.: 5142 30 12 0030

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 3 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) 5-103(k); 5-105; 5-104 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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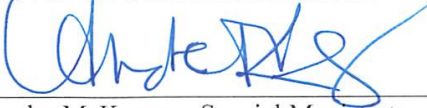
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(k); 5-105; 5-104 and 5-17 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 19th day of April 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of April 2023.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Amended Final Order on this 21 day of April, 2023.

Nazly Dayana CA
Nazly Cardona
Code Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7020 0640 0000 5922 2069

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☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
To	
\$	
Sent To	GMAX MANAGEMENT LLC
FO-7193	
Street	5201 RAVENSWOOD RD STE 114
City, State	FT LAUDERDALE, FL 33312
PS Form 3800, April 2010	Instructions

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
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Total F	
Sent To	RHAYCOM LLC
FO-7193	
Street	5510 SW 32 ST #2
City, State	PEMBROKE PARK, FL 33023
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☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total	
Sent To	RHAYCOM LLC
FO-7193	
Street	PO BOX 1720
City, State	DANIA BEACH FL 33004
PS Form 3800, April 2010	Instructions

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
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Total	
Sent To	RHAYCOM LLC
FO-7193	
Street	5510 SW 32 ST #1
City, State	PEMBROKE PARK, FL 33023
PS Form 3800, April 2010	Instructions

7022 2410 0001 1497 3063

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

Postage
 \$ 7.85

Total Postage and
 \$

Sent To
 RHAYCOM LLC
 SOCL #7193
 5510 SW 32 ST #1,
 PEMBROKE PARK, FL 33023

City, State, ZIP+4

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7022 2410 0001 1497 3076

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

Postage
 \$ 7.85

Total Postage and
 \$

Sent To
 RHAYCOM LLC
 SOCL #7193
 5510 SW 32 ST #2,
 PEMBROKE PARK, FL 33023

City, State, ZIP+4

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

Postage
 \$ 7.85

Total Postage and
 \$

Sent To
 RHAYCOM LLC
 SOCL #7193
 PO BOX 1720
 DANIA BEACH FL 33004

City, State, ZIP+4

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7022 2410 0001 1497 3144

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

Postage
 \$ 7.85

Total Postage and
 \$

Sent To
 GMAX MANAGEMENT LLC
 SOCL #7193
 5201 RAVENSWOOD RD STE 114
 FT LAUDERDALE, FL 33312

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9053

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- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: GMAX MANAGEMENT LLC HCF #7193 5201 RAVENSWOOD RD STE 114 FT LAUDERDALE, FL 33312 9590 9402 7581 2098 7726 75		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	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 2581		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

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

Postage

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To

\$ RHAYCOM LLC
 (NOH-7193)
 5510 SW 32 ST #1
 PEMBROKE PARK, FL 33023

City

PS

Postmark
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

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To

\$ RHAYCOM LLC
 (NOH-7193)
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 PEMBROKE PARK, FL 33023

City

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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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To

\$ RHAYCOM LLC
 (NOH-7193)
 PO BOX 1720
 DANIA BEACH FL 33004

City

PS

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

Postage

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To

\$ GMAX MANAGEMENT LLC
 (NOH-7193)
 5201 RAVENSWOOD RD STE 114
 FT LAUDERDALE, FL 33312

City

PS

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Instructions

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1. Article Addressed to:

GMAX MANAGEMENT LLC
 (NOH-7193)
 5201 RAVENSWOOD RD STE 114
 FT LAUDERDALE, FL 33312



9590 9402 6921 1104 9956 85

2. Article Number (Transfer from service label)

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COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
☒ Addressee
 B. Received by (Printed Name) C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

Postage
 \$ **7.85**

Total Postage and Fee
 \$

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 City, State, ZIP+4®

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

Postage
 \$ **7.85**

Total Postage and Fee
 \$

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 RHAYCOM LLC
 HCF #7193
 5510 SW 32 ST #2,
 PEBROKE PARK, FL 33023
 City, State, ZIP+4®

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

Postage
 \$ **7.85**

Total Postage and Fee
 \$

Sent To
 GMAX MANAGEMENT LLC
 HCF #7193
 5201 RAVENSWOOD RD STE 114
 FT LAUDERDALE, FL 33312
 City, State, ZIP+4®

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

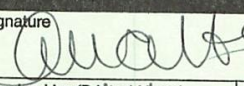
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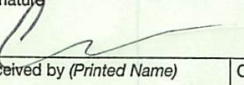
Total Postage and Fee
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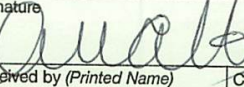
Sent To
 RHAYCOM LLC
 HCF #7193
 PO BOX 1720
 DANIA BEACH FL 33004
 City, State, ZIP+4®

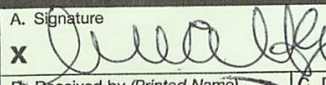
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■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature  ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>DANIA FL 33004</u> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below
1. Article Addressed to: RHAYCOM LLC SOCL #7193 PO BOX 1720 DANIA BEACH FL 33004	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
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3069	all Restricted Delivery
9590 9402 7912 2234 7846 50	APR 26 2023
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7022 2410 0001 1497 2598

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

Postage \$ 8.53
Total Postage and Fee \$

Sent To RHAYCOM LLC
HCF #7193
PO BOX 1720
DANIA BEACH FL 33004

PS Form 3800, April 2019 PSN 7530-02-000-9053

WEST HOLLYWOOD FL 33023
NOV - 1 2023

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

Postage \$ 8.53
Total Postage and Fee \$

Sent To RHAYCOM LLC
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5510 SW 32 ST, #2
PEMBROKE PARK, FL 33023

PS Form 3800, April 2019 PSN 7530-02-000-9053

WEST HOLLYWOOD FL 33023
NOV - 1 2023

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

Postage \$ 8.53
Total Postage and Fee \$

Sent To GMAX MANAGEMENT LLC
HCF #7193
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

PS Form 3800, April 2019 PSN 7530-02-000-9053

WEST HOLLYWOOD FL 33023
NOV - 1 2023

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

Postage \$ 8.53
Total Postage and Fee \$

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HCF #7193
5510 SW 32 ST, #1
PEMBROKE PARK, FL 33023

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WEST HOLLYWOOD FL 33023
NOV - 1 2023

OF PEMBROKE PARK

1 AVENUE • PEMBROKE PARK, FLORIDA 33023

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06/29/2022

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ZIP 33023
011D10656696

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Case #:

RHAYCOM LLC

7193

PO BOX 1720

DANIA BEACH, FL 33004

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1. Article Addressed to: RHAYCOM LLC HCF #7193 PO BOX 1720 DANIA BEACH FL 33004	B. Received by (Printed Name) C. Date of Delivery
 9590 9402 7912 2234 7847 97	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 7020 0640 0000 5918 8556	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee
1. Article Addressed to: GM MANAGEMENT LLC SOCL #7193 5201 RAVENSWOOD RD STE 114 FT LAUDERDALE, FL 33312	B. Received by (Printed Name) C. Date of Delivery
 9590 9402 7912 2234 7846 29	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3144	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

TOWN OF PEMBROKE PARK

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

NOV 7193

GMAX MANAGEMENT LLC
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

Hasler

FIRST-CLASS MAIL

06/29/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

NOV 7193

RHAYCOM LLC
5510 SW 32 STREET #1-2
PEMBROKE PARK, FL 33023

Hasler

FIRST-CLASS MAIL

06/29/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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



7020 0640 0000 5918 8563



quadiant

CORRECTION
IMI

\$007.85

03/31/2023 ZIP 33023
043M30245597

US POSTAGE

RHAYCOM LLC
HCF #7193
5510 SW 32 ST #2,
PEMBROKE PARK, FL 33023

[Handwritten signature]

NIXIE 331 DE 1 0004/09/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

9326010681382631

ANK

33023-0001-103

BC: 33023541350 *1787-01675-09-16

CERTIFIED MAIL

TOWN OF PEMBROKE PARK

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



7020 0640 0000 5922 2038

Hasler

10/21/2022

US POSTAGE \$007.82



ZIP 33023
011D10656696

[Handwritten signature]

RHAYCOM LLC
(FO-7193)
5510 SW 32 ST #1
PEMBROKE PARK, FL 33023

RHAYS10 331 DE 1 N C2212/25/22
UNABLE TO FORWARD/FOR REVIEW **C013**

93269899168510026

33023-0001-103

BC: 33023531110 DU *1687-07962-06-11

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



7022 2410 0001 1497 3083



quadiant

CORRECTION
IMI

\$007.85

04/20/2023 ZIP
043M30245597

33023

USPS

RHAYCOM LLC
SOCL #7193
5510 SW 32 ST #1,
PEMBROKE PARK, FL 33023

NIXIE

331 SE 1

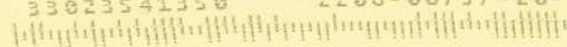
2204/26/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350

*2206-06757-20-45

33023541350



CERTIFIED MAIL
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

RHAYCOM LLC
SOCL #7193
5510 SW 32 ST #1,
PEMBROKE PARK, FL 33023



9590 9402 7912 2234 7846 05

2. Article Number (Transfer from service label)

7022 2410 0001 1497 3083

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

all
all Restricted Delivery
))

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
RHAYCOM LLC	PO BOX 1720 DANIA BEACH, FL 33004	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2
Folio		
514230120030		
Legal Description		

Case Status	Open	Case #	7193	Date Next Inspection	3/31/2023
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Notes

The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits

The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits

There are bare spots on the lawn of this property. Re-sod all bare spots

There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits

There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/28/2022		Notice of Violation	Affidavit of Service/Posted to Property Posted to Property
10/3/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/19/2022	10/19/2022	Final Order	Certified Mail
1/9/2023		Affidavit of Non-Compliance	Hand
3/31/2023	4/19/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
3/31/2023		Affidavit of Non-Compliance	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 3/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/31/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 3/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/31/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$29,000.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$29,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$29,100.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
RHAYCOM LLC) CASE NO. 7193
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RHAYCOM LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5510 SW 32 ST #1-2, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RHAYCOM LLC AT 09:34 A.M. ON THE 07
DAY OF APRIL, 2023.

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

TYPE OF SERVICE

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

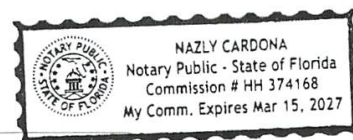
[Signature] 4/11/23
AFFIANT

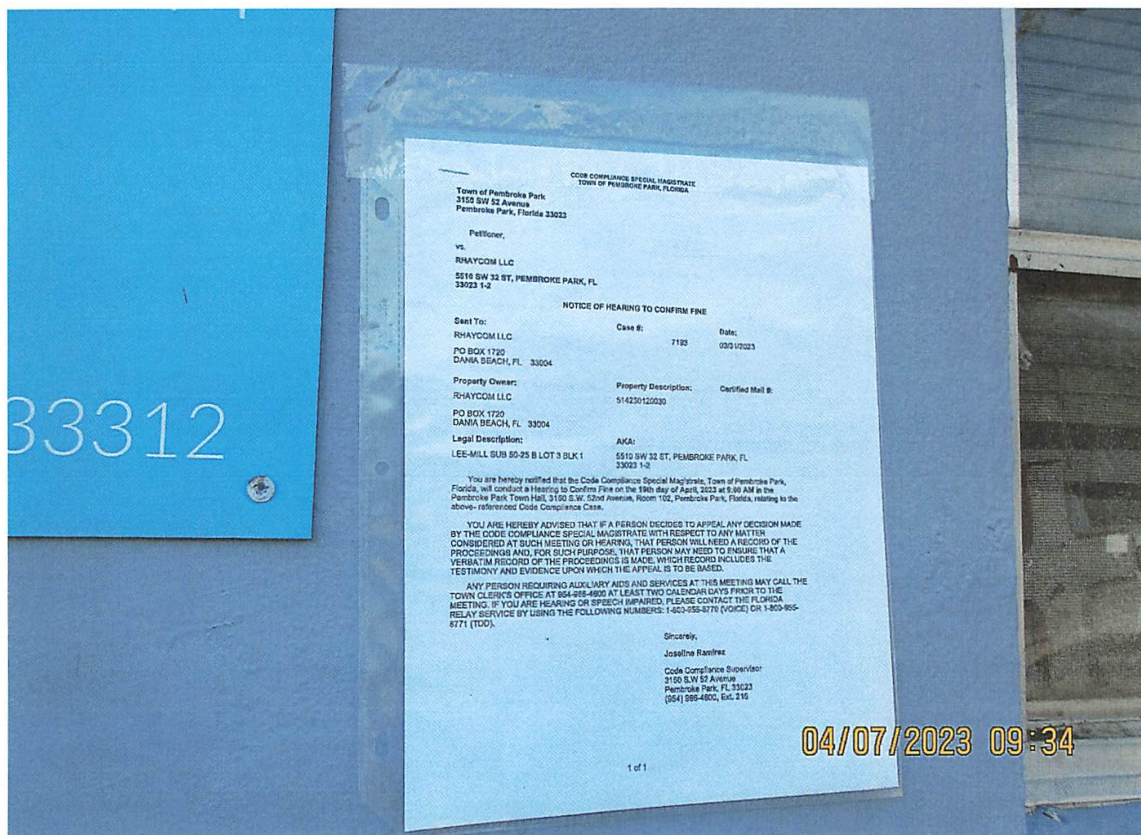
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of April, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana GA
Signature

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





Town of Pembroke Park

INVOICE

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



DATE: April 10, 2023
INVOICE # 435
FOR:

Case # 7193
RHAYCOM LLC
5510 SW 32 ST 1-2,
PEMBROKE PARK, FL 33023

Bill To:

RHAYCOM LLC
5510 SW 32 ST 1-2,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(k); 5-105; 5-104 and 5-17		
	Final Order 10/19/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
121	Day(s) of Per Diem from (12/19/2022-04/19/2023)	\$ 250.00	\$ 30,250.00
Balance			\$ 30,350.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

RHAYCOM LLC

5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

RHAYCOM LLC

PO BOX 1720

DANIA BEACH, FL 33004

Case #:

7193

Date:

03/31/2023

Property Owner:

RHAYCOM LLC

PO BOX 1720

DANIA BEACH, FL 33004

Property Description:

514230120030

Certified Mail #:

Legal Description:

LEE-MILL SUB 50-25 B LOT 3 BLK 1

AKA:

5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

7193

Petitioner,

vs.

RHAYCOM LLC

5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

On 3/31/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: RHAYCOM LLC
Address: PO BOX 1720 DANIA BEACH, FL 33004
Folio: 514230120030
Site Address: 5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description: LEE-MILL SUB 50-25 B LOT 3 BLK 1

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 3/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 3/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/31/2023

Notes/Mean of Correction:

1. The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits
 2. The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits
 3. There are bare spots on the lawn of this property. Re-sod all bare spots
 4. There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits
 5. There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard.
- Items 1-5 are not corrected.

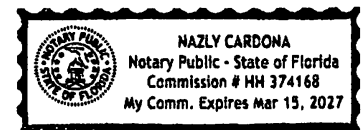
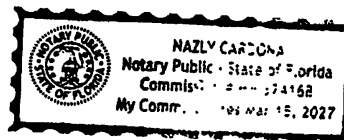
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/31/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7193

Petitioner,

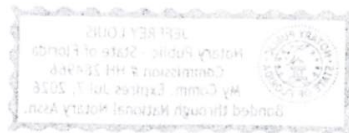
vs.

RHAYCOM LLC
5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

On 1/9/2023 I LUCIE MANZEROLLE as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: RHAYCOM LLC
Address: PO BOX 1720 DANIA BEACH, FL 33004
Folio: 514230120030
Site Address: 5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description: LEE-MILL SUB 50-25 B LOT 3 BLK 1



Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 1/9/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 1/9/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	1/9/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/9/2023

Further, Affiant sayeth naught

STATE OF FLORIDA

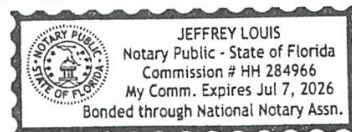
COUNTY OF BROWARD

Erik V. V. V.

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/9/2023

Jeffrey Louis
NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7193
Petitioner,)
)
vs.)
)
RHAYCOM LLC)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

PROPERTY OWNER: RHAYCOM LLC

FOLIO NO.: 5142 30 12 0030

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) 5-103(k); 5-104; 5-105; and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

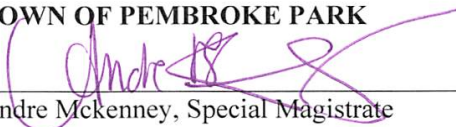
THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(k); 5-104; 5-105; and 5-17. **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of October 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A separate fine of 250.00 per day shall be assessed for each of the above listed violations

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
This 19th day of October 2022.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

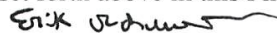
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes _____ No X

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of October, 2022.


Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
RHAYCOM LLC	PO BOX 1720 DANIA BEACH, FL 33004	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 7193 **Date Next Inspection** 10/19/2022

Notes The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits
The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits
There are bare spots on the lawn of this property. Re-sod all bare spots
There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits
There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/28/2022		Notice of Violation	M-11 6/29/22 Affidavit of Service/Posted to Property Posted to Property
10/3/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 10/15/22 Certified Mail 10/14/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RHAYCOM LLC

CASE NO 7193

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5510 SW 32 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 5510 SW 32 ST, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: RHAYCOM LLC AT 11:23 ON THE 5TH DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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



AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

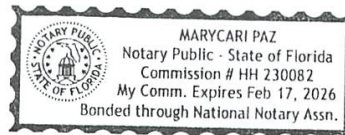
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 14 day of Oct, 2022, by Erik Richwagen as Code Enforcement Officer for the
Town of Pembroke Park.



Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/03/2022

Sent To:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Case #:

7193

Property Owner:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514230120030

Legal Description:

LEE-MILL SUB 50-25 B LOT 3 BLK 1

AKA:

5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	29
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	29

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	29
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)	29

The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits

The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits

There are bare spots on the lawn of this property. Re-sod all bare spots

There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits

There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

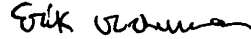
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Erik Richwagen

Code Enforcement Officer



10/3/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

RHAYCOM LLC
PO BOX 1720
DANIA BEACH, FL 33004

Case #:

7193

Date:

06/28/2022

Property Owner:

RHAYCOM LLC
PO BOX 1720
DANIA BEACH, FL 33004

Property Description:

514230120030

Certified Mail #:

Legal Description:

LEE-MILL SUB 50-25 B LOT 3 BLK 1

AKA:

5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	29
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	29
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	29
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)	29

Notes/Mean of Correction:

The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits

The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits

There are bare spots on the lawn of this property. Re-sod all bare spots

There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits

There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard

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

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



Erik Richwagen
Code Enforcement Officer

























MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5510 SW 32 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0030
Property Owner	RHAYCOM LLC	Millage	0613
Mailing Address	PO BOX 1720 DANIA BEACH FL 33004	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 3 BLK 1		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$12,000	\$213,900	\$225,900	\$211,070	
2021	\$12,000	\$192,210	\$204,210	\$191,890	\$4,206.14
2020	\$12,000	\$162,450	\$174,450	\$174,450	\$3,764.95

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$225,900	\$225,900	\$225,900	\$225,900
Portability	0	0	0	0
Assessed/SOH	\$211,070	\$225,900	\$211,070	\$211,070
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	\$211,070	\$225,900	\$211,070	\$211,070

Sales History

Date	Type	Price	Book/Page or CIN
4/29/2019	QCD-D	\$145,000	115769099
7/1/2017	QCD-D	\$105,000	114917890
10/18/2016	QCD-D	\$103,000	113991710
3/18/2015	QCD-D	\$101,300	112874391
10/29/2014	CET-D	\$99,800	112823396

Land Calculations

Price	Factor	Type
\$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company

RHAYCOM LLC

Filing Information

Document Number	L19000107009
FEI/EIN Number	32-0619931
Date Filed	04/18/2019
Effective Date	04/18/2019
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/26/2020
Event Effective Date	NONE

Principal Address

5201 RAVENSWOOD RD
Suite 114
DANIA BEACH, FL 33312

Changed: 09/10/2021

Mailing Address

PO BOX 1720
DANIA BEACH, FL 33004

Registered Agent Name & Address

GMAX MANAGEMENT LLC
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

Address Changed: 03/09/2022

Authorized Person(s) Detail

Name & Address

Title MGR

MOHADED, HUGO C
5201 RAVENSWOOD RD
SUITE 114
DANIA BEACH, FL 33312

Annual Reports

Report Year	Filed Date
2020	03/10/2020
2021	02/24/2021
2022	03/09/2022

Document Images

03/09/2022 -- ANNUAL REPORT	View image in PDF format
02/24/2021 -- ANNUAL REPORT	View image in PDF format
10/26/2020 -- LC Amendment	View image in PDF format
03/10/2020 -- ANNUAL REPORT	View image in PDF format
04/18/2019 -- Florida Limited Liability	View image in PDF format

Case Overview

Property/Incident Information

Owner	Address	Site Address
OSNILDA CALERO	3109 SW 23RD STREET PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3109 SW 23rd Street, Pembroke Park, FL 33009

Folio

514220000520

Legal Description

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Case Status Closed **Case #** 7312

Notes

1. Installed an addition and fence without a permit. Obtain plans for permit and inspections.
 2. Installed two a/c mini splits without a permit. Obtain plans for permit and inspections.
 3. Installed cameras without a permit. Obtain plans for permit and inspections.
 4. Verify if washer and dryer was added to shed with a permit. Obtain plans for permit and inspections.
 5. Mobile home exterior requires maintenance. Pressure wash and paint.
- Double permit fee assessed.
Contact the Building Dept for permit question at 954-966-4600, ext 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/21/2022		Notice of Violation	Hand Posted to Property
8/31/2023	9/20/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/31/2023		Affidavit of Non-Compliance	Certified Mail
9/20/2023	9/20/2023	Final Order	Certified Mail Hand
3/7/2024		Affidavit of Compliance	Regular Mail
5/16/2024	6/18/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to 6/5/24 Property Certified Mail 5/17/24

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.	3/7/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	3/7/2024

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	3/7/2024	\$7,900.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$8,000.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
9/25/2023	Credit	\$100.00
Total Payments		\$100.00
Fees Outstanding		\$7,900.00

Town of Pembroke Park

INVOICE

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



DATE: June 10, 2024
INVOICE # 435
FOR:

Case # 7312
OSNILDA CALERO
3109 SW 23 STREET
PEMBROKE PARK, FL 33009

Bill To:

OSNILDA CALERO
3109 SW 23 STREET
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(k); 5-105; 5-104 and 5-17		
	Final Order 09/20/2023		
1	Paid Admin Fee	\$ (100.00)	\$ (100.00)
79	Day(s) of Per Diem from (12/19/2023-03/07/2024)	\$ 100.00	\$ 7,900.00
	Recommend to Abate Per Diem Fine by 90%		\$ 790.00
	\$790.00		\$ 790.00
	Balance	\$	7,900.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

OSNILDA CALERO)

CASE NO. 7312

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: OSNILDA CALERO

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3109 SW 23RD STREET PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: OSNILDA CALERO AT 11:57 A.M. ON THE 05 DAY OF JUNE 2024.

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

TYPE OF SERVICE

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

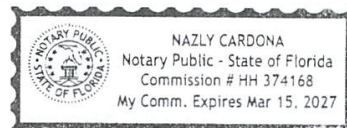
[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona GA.
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
OSNILDA CALERO
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3109 SW 23rd Street, Pembroke
Park, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
OSNILDA CALERO 3109 SW 23RD STREET PEMBROKE PARK, FL 33009	7312	05/16/2024

Property Owner:	Property Description:	Certified Mail #:
OSNILDA CALERO 3109 SW 23RD STREET PEMBROKE PARK, FL 33009	514220000520	

Legal Description:
23-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOS WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3109 SW 23rd Street,
Pembroke Park, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

06/05/2024 11:57

9589 0710 5270 1605 9267 23

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

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

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

Postage
 \$ 8.69

Total Postage \$

Sent To **OSNILDA CALERO**
HAF #7312
3109 SW 23RD STREET
PEMBROKE PARK, FL 33009

City, State, ZIP+4

PS Form 3800

HILLCREST POSTAL STORE
MAY 17 2024
HOLLYWOOD FL 33021

9589 0710 5270 1605 9267 09

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 8.69

Total Postage \$

Sent To **DAVID EZELL TR**
ZELL, DAVID E TRSTEE
HAF #7312
141 GREENS RD
HOLLYWOOD FL 33021

City, State, ZIP+4

PS Form 3800

HILLCREST POSTAL STORE
MAY 17 2024
HOLLYWOOD FL 33021

9589 0710 5270 1605 9267 16

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 8.69

Total Postage \$

Sent To **DAVID E ZELL TR**
ZELL, DAVID E TRSTEE
HAF #7312
2301 SW 31 COURT,
PEMBROKE PARK FL 33009

City, State, ZIP+4

PS Form 3800

HILLCREST POSTAL STORE
MAY 17 2024
HOLLYWOOD FL 33021

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒  ☐ Agent ☐ Addressee	
1. Article Addressed to: DAVID E ZELL TR ZELL, DAVID E TRSTEE HAF #7312 141 GREENS RD HOLLYWOOD FL 33021		B. Received by (Printed Name) <u>ZELL</u> C. Date of Delivery <u>5/20/24</u>	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9267 09		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
Barcode:  9590 9402 8582 3244 8673 02		J. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

OSNILDA CALERO

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3109 SW 23rd Street, Pembroke
Park, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
OSNILDA CALERO	7312	05/16/2024
3109 SW 23RD STREET PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
OSNILDA CALERO	514220000520	
3109 SW 23RD STREET PEMBROKE PARK, FL 33009		

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3109 SW 23rd Street, Pembroke Park, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 4/19/24

Phone #: 786 389 3106

Case # 7312

E-mail: OsnildaCatero005@gmail.com

Address of Violation: 3109 SW 23rd Hallandale FL 33009

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Osnilda Catero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7312 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 6/19/2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 9/20/2023 imposing the fine of \$ 100 for violation(s) of the Town's Code of Ordinances: 5-105 and 5-17.

Brief summary for request: Por que no tengo dinero
// todo me costo mucho en este momento
no tengo

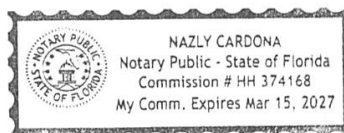
Osnilda Catero
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Osnilda Catero and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 4/19/24.

Notary Public State of Florida: Nazly Cardona My Commission expires: Mar 15, 27



Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310



SALES RECEIPT

Bill To:

DRAPES BY OSNI, LLC
3109 SW 23 STREET
PEMBROKE PARK, FL 33009

Date 9/25/2023 6:11:34 PM

Invoice # 26808

For Code Enforcement Case#
7312

Site Address:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3109 SW 23rd Street,
Pembroke Park, FL 33009

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
Total		\$100.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	12/19/2023		\$100.00	0	\$0.00
Admin Fixed	9/20/2023		\$100.00	0	\$100.00
Total					\$100.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
9/25/2023	Credit	\$100.00
Total		\$100.00

Balance **\$0.00**

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7312
Petitioner,)
)
vs.)
)
OSNILDA CALERO)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 20th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO _____

SUBJECT REAL PROPERTY: 3109 SW 23RD STREET, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: OSNILDA CALERO

FOLIO NO.: 5142 20 00 0520

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 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of September 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE. A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 20th day of September 2023.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of September, 2023.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0001 1497 6695

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OFFICIAL USE

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

Postage \$ **8.53**
 Total Postage and Fees \$

Sent To OSNILDA CALERO
 NOH #7312
 Street and Apt. No. 3109 SW 23RD STREET,
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9041

7022 2410 0001 1497 6701

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

Postage \$ **8.53**
 Total Postage and Fees \$

Sent To DAVID E ZELL TR / ZELL, DAVID E TRS
 NOH #7312
 Street and Apt. No. 140 GREENS RD
 City, State, ZIP+4® HOLLYWOOD FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9041

7022 2410 0001 1497 6718

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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 \$ **8.53**
 Total Postage and Fees \$

Sent To DAVID E ZELL TR / ZELL, DAVID E TRS
 NOH #7312
 Street and Apt. No. 2301 SW 31 COURT,
 City, State, ZIP+4® PEMBROKE PARK FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9041

7022 2410 0001 1497 7104

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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 \$ **8.53**
 Total Postage and Fees \$

Sent To DAVID E ZELL TR / ZELL, DAVID E TRS
 FO #7312
 Street and Apt. No. 140 GREENS RD
 City, State, ZIP+4® HOLLYWOOD FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9041

7022 2410 0001 1497 7111

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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 \$ **8.53**
 Total Postage and Fees \$

Sent To OSNILDA CALERO
 FO #7312
 Street and Apt. No. 3109 SW 23RD STREET,
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9041

7022 2410 0001 1497 7128

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

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

OFFICIAL USE

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

Postage \$ **8.53**
 Total Postage and Fees \$

Sent To DAVID E ZELL TR / ZELL, DAVID E TRS
 FO #7312
 Street and Apt. No. 2301 SW 31 COURT,
 City, State, ZIP+4® PEMBROKE PARK FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9041



Town of Pembroke Park

3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499

Sent To:

OSNILDA CALERO

3109 SW 23RD STREET
PEMBROKE PARK, FL 33009

Case #:

7312

TOWN OF PEMBROKE PARK

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

Osnilda Calero
N.O.V. #7312
2301 SW 31 CT,
Pembroke Park, FL, 33009

Hasler

FIRST CLASS MAIL

07/29/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Hasler

FIRST CLASS MAIL

07/29/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

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:
OSNILDA CALERO
FO #7312
3109 SW 23RD STREET,
PEMBROKE PARK, FL 33009



9590 9402 7912 2234 7814 13

2. Article Number (Transfer from service label)

7022 2410 0001 1497 7111

PS Form 3811, July 2020 PSN 7530-02-000-9039

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

OSNEY

C. Date of Delivery

9/23/2

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

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

Domestic Return Receipt

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: DAVID E ZELL TR / ZELL, DAVID E TRS NOH #7312 140 GREENS RD HOLLYWOOD FL 33021		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 6701		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 7581 2098 7748 46		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ X ☐ Agent ☐ Addressee	
1. Article Addressed to: DAVID E ZELL TR / ZELL, DAVID E TRS NOH #7312 2301 SW 31 COURT, PEMBROKE PARK FL 33009		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 6718		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 7581 2098 7748 53		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

OSNILDA CALERO)

CASE NO. 7312

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: OSNILDA CALERO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3109 SW 23RD STREET, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: OSNILDA CALERO AT 11:34 A.M. ON THE 09 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

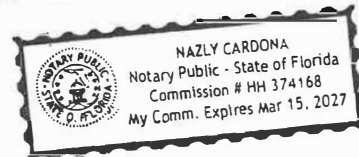
J. Ramirez 9/13/23
AFFIANT

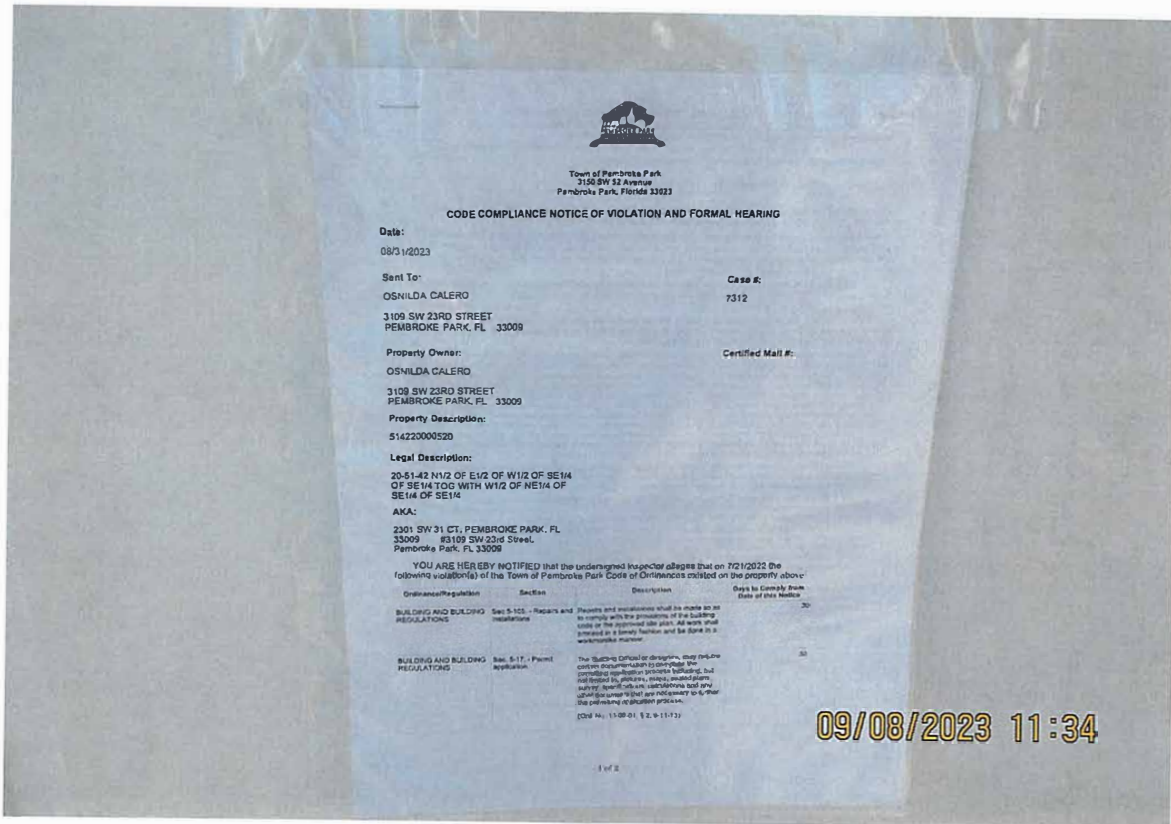
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of SEP, 2023, by JOSELINE RAMIREZ as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/31/2023

Sent To:

OSNILDA CALERO

3109 SW 23RD STREET
PEMBROKE PARK, FL 33009

Case #:

7312

Property Owner:

OSNILDA CALERO

3109 SW 23RD STREET
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3109 SW 23rd Street,
Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/21/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed an addition and fence without a permit. Obtain plans for permit and inspections.
 2. Installed two a/c mini splits without a permit. Obtain plans for permit and inspections.
 3. Installed cameras without a permit. Obtain plans for permit and inspections.
 4. Verify if washer and dryer was added to shed with a permit. Obtain plans for permit and inspections.
 5. Mobile home exterior requires maintenance. Pressure wash and paint.
- Double permit fee assessed.
Contact the Building Dept for permit question at 954-966-4600, ext 182.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of September, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


8/31/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

7312

Petitioner,

vs.

OSNILDA CALERO

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3109 SW 23rd Street, Pembroke
Park, FL 33009

Respondent(s)

On 8/31/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: OSNILDA CALERO

Address: 3109 SW 23RD STREET PEMBROKE PARK, FL 33009

Folio: 514220000520

Site Address: 2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3109 SW
23rd Street, Pembroke Park, FL 33009

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

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: 9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/20/2023

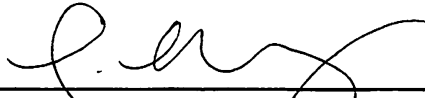
Notes/Mean of Correction:

1. Installed an addition and fence without a permit. Obtain plans for permit and inspections. Master Process #575639 in plan review, not corrected.
2. Installed two a/c mini splits without a permit. Obtain plans for permit and inspections. Not corrected.
3. Installed cameras without a permit. Obtain plans for permit and inspections. Not corrected.
4. Verify if washer and dryer was added to shed with a permit. Obtain plans for permit and inspections. Not Corrected.
5. Mobile home exterior requires maintenance. Pressure wash and paint. Call for re-inspection.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

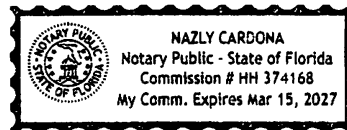


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/31/2023



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: OSNILDA CALERO
3109 SW 23RD STREET
PEMBROKE PARK, FL 33009

Case #: 7312

Date: 07/21/2022

Property Owner: OSNILDA CALERO
3109 SW 23RD STREET
PEMBROKE PARK, FL 33009

Property Description: 514220000520

Certified Mail #:

Legal Description: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA: 2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3109 SW 23RD STREET

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/21/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

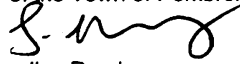
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed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

Notes/Mean of Correction:

1. Installed an addition and fence without a permit. Obtain plans for permit and inspections.
 2. Installed two a/c mini splits without a permit. Obtain plans for permit and inspections.
 3. Installed cameras without a permit. Obtain plans for permit and inspections.
 4. Verify if washer and dryer was added to shed with a permit. Obtain plans for permit and inspections.
 5. Mobile home exterior requires maintenance. Pressure wash and paint.
- Double permit fee assessed.
Contact the Building Dept for permit question at 954-966-4600, ext 182.

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

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



Joseline Ramirez
Chief Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

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

Name _____
Site Address 3109 SW ^{23 Street +} Hallandale
Pembroke Park, FL 33009

Date 7/21/22
Case # _____
Sub/Park Bamboo MHP

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

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

Violation (s) Installed addition, shed, ^{two} ~~three~~ a/c & fence
mini splits without a permit. Installed
cameras without a permit. Contractors surveying
wooden fence or deck. Washer & dryer in shed
Corrective Action(s) Obtain plans for permit and inspections

☒ Structural ☒ Plumbing ☒ Mechanical ☒ Electrical
☒ Code Enforcement ☒ Zoning ☐ Business Tax Receipt ☐ Other _____
☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

Joseline Ramirez
Code Enforcement Officer

Posted to property
Received by

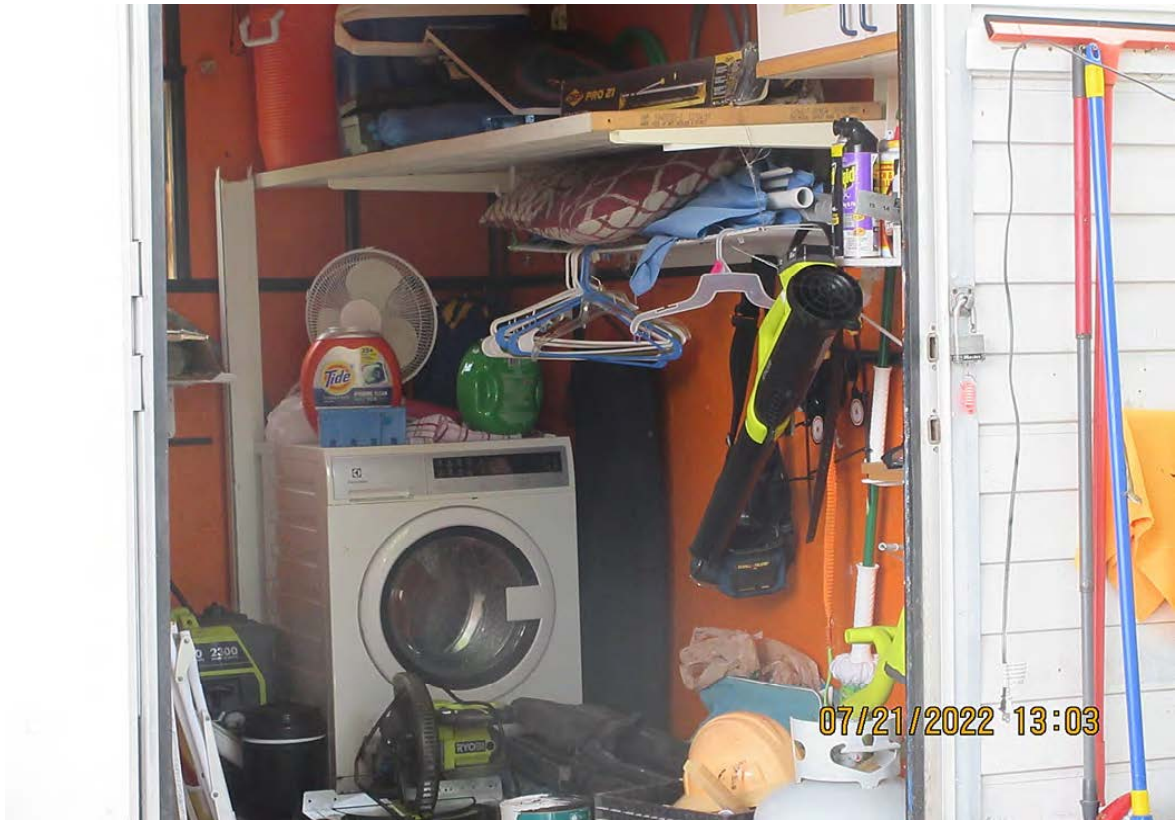
White: Officer's Copy

Yellow: Office Copy

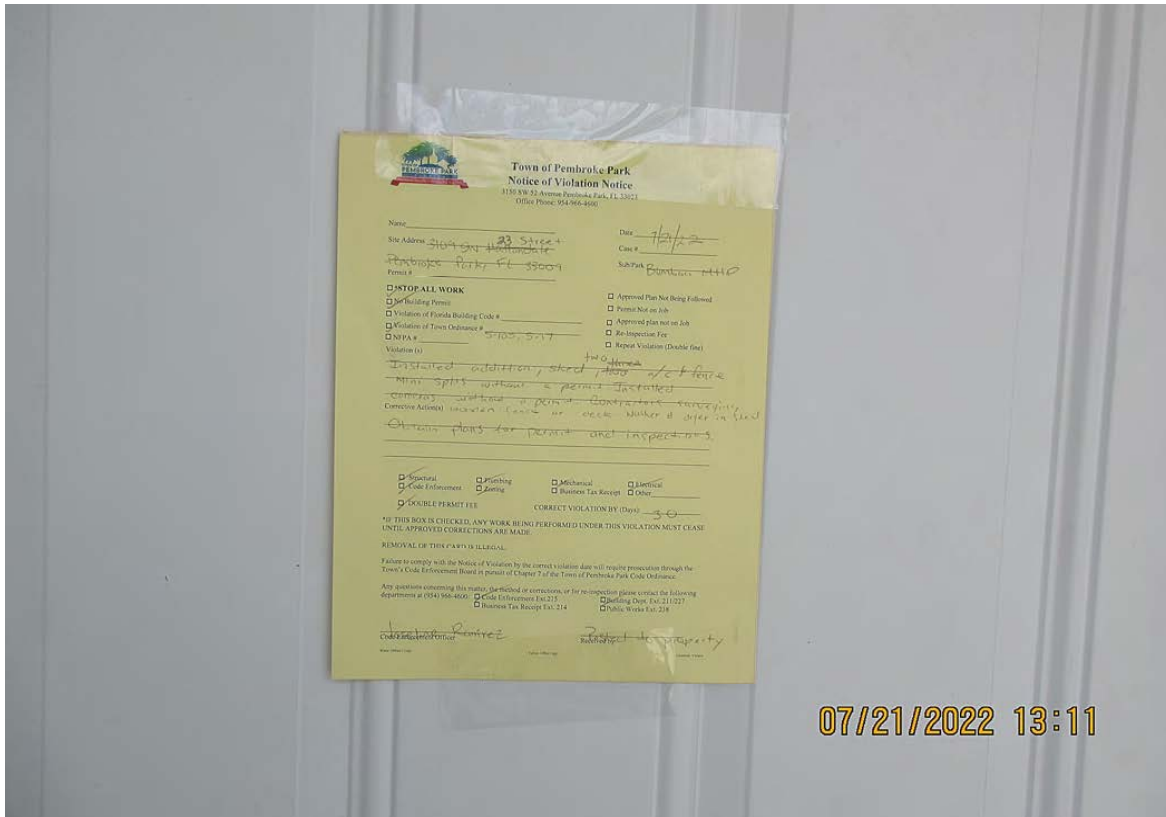
Cardstock: Violator















Application / Permit Data

[New Search](#)

[Application/Permit Data](#)

[Plan Review Status](#)

[Inspection Results](#)

[Back to the Previous Page](#)

Process #: 3277

Permit #: B0400301

Master Permit:
B0400301

Status: Closed

Site Information

Address: 3109 SW 23 ST

Folio#: 514220000520

Sub-division: TOWN OF PEMBROKE PARK 00

Value: \$1,664.00

Lot: 6

Block:

Sq Ft: 0

Permit Information

Application Type: UTILITY SHED - PRE-FAB

Application Date:

11/12/04

Job Name: GILBERT LAROCHE

Permit Date: 11/17/04

Permit Fee: \$82.66

Applicant / Contact Information

Name: ZELL,DAVID TR

Address: 141 GREENS RD HOLLYWOOD FL 33021-2840

Property Owner Information

Name: ZELL,DAVID TR

Address: 141 GREENS RD HOLLYWOOD FL 33021-2840

[Back to the Previous Page](#)



Town of Pembroke Park

3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499

Sent To:

OSNILDA CALERO

3109 SW 23RD STREET
PEMBROKE PARK, FL 33009

Case #:

7312

TOWN OF PEMBROKE PARK

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

Osnilda Calero
N.O.V. #7312
2301 SW 31 CT,
Pembroke Park, FL, 33009

Hasler

FIRST CLASS MAIL

07/29/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Hasler

FIRST CLASS MAIL

07/29/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

7022 2410 0001 1497 6695

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fees
 \$

Sent To
 OSNILDA CALERO
 NOH #7312
 Street and Apt. No. 3109 SW 23RD STREET
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

Postmark Here
 SEP - 1 2023

PS Form 3800, April 2019

7022 2410 0001 1497 6701

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fees
 \$

Sent To
 DAVID E ZELL TR / ZELL, DAVID E TRS
 NOH #7312
 Street and Apt. No., or 140 GREENS RD
 City, State, ZIP+4® HOLLYWOOD FL 33021

Postmark Here
 SEP - 1 2023

PS Form 3800, April 2019

7022 2410 0001 1497 6718

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fees
 \$

Sent To
 DAVID E ZELL TR / ZELL, DAVID E TRS
 NOH #7312
 Street and Apt. No. 2301 SW 31 COURT
 City, State, ZIP+4® PEMBROKE PARK FL 33009

Postmark Here
 SEP - 1 2023

PS Form 3800, April 2019

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ X ☐ Agent ☐ Addressee	
1. Article Addressed to: DAVID E ZELL TR / ZELL, DAVID E TRS NOH #7312 140 GREENS RD HOLLYWOOD FL 33021		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 6701		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (0)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ X ☐ Agent ☐ Addressee	
1. Article Addressed to: DAVID E ZELL TR / ZELL, DAVID E TRS NOH #7312 2301 SW 31 COURT, PEMBROKE PARK FL 33009		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 6718		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 (0)		☐ 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	

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675

Folio

514220000442

Legal Description

20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS, COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC, ELY 333.85, NLY 25 TO POB, CONT NLY 200, ELY 135, SLY 200, WLY 135 TO POB

Case Status Closed **Case #** 7888

Notes

1. Tenant buildout done without permits. Obtain plans (electrical, plumbing and structural) for permit and inspections.
2. Operating without at Business Tax Receipt or certificate of use. Pass all inspections and obtain BTR and CU to display within unit.

Double permit fee assessed. Contact the Building Dept. for permits at 954-966-4600, ext. 182
Repeat violation ref case#4405

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
11/28/2022		Notice of Violation	Certified Mail
11/28/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
12/22/2022	12/21/2022	Final Order	Certified Mail
5/26/2023		Affidavit of Non-Compliance	Certified Mail
5/26/2023	6/21/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
6/22/2023	6/21/2023	Supplemental Order/Claim of Lien	Certified Mail Hand
4/19/2024		Affidavit of Non-Compliance	Hand
5/28/2024		Affidavit of Compliance	Regular Mail
5/28/2024	6/18/2024	Notice of Formal Hearing - Abate Fine	Email <i>Posted 5/2/24</i>

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.	5/28/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	5/28/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	5/28/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	5/28/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	5/28/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	5/28/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Completed</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	5/28/2024	\$246,500.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$246,600.00

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$246,600.00

Town of Pembroke Park

INVOICE

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



DATE: June 7, 2024
INVOICE # 435
FOR:

Case # 7888
PEMBROKE PARK
WAREHOUSES HOLDING
3121 SW 21 ST #675,
PEMBROKE PARK, FL 33009

Bill To:
PEMBROKE PARK
WAREHOUSES HOLDING
3121 SW 21 ST #675,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17; 15-17; 15-175; 15-22 and 15-40.		
	Final Order 12/21/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
493	Day(s) of Per Diem from (1/21/2023-05/28/2024)	\$ 500.00	\$ 246,500.00
1	Recorded Lien 04/24/2024	\$ 48.50	\$ 48.50
1	Release of Lien	\$ 8.50	\$ 8.50
	Recommend to Abate Per Diem Fine by 85%		\$ 36,975.00
	\$36,975.00 + \$100.00 + \$48.50 + \$8.50		\$ 37,132.00
	Balance	\$	246,600.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)

Respondent

CASE NO. 7888

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

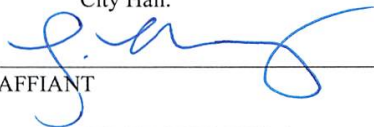
ADDRESS: 3121 SW 21 ST, #675, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING
AT 1:46 P.M. ON THE 07 DAY OF JUNE 2024.

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

TYPE OF SERVICE

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

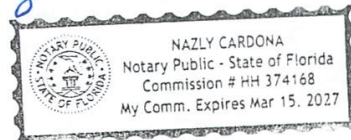

AFFIANT

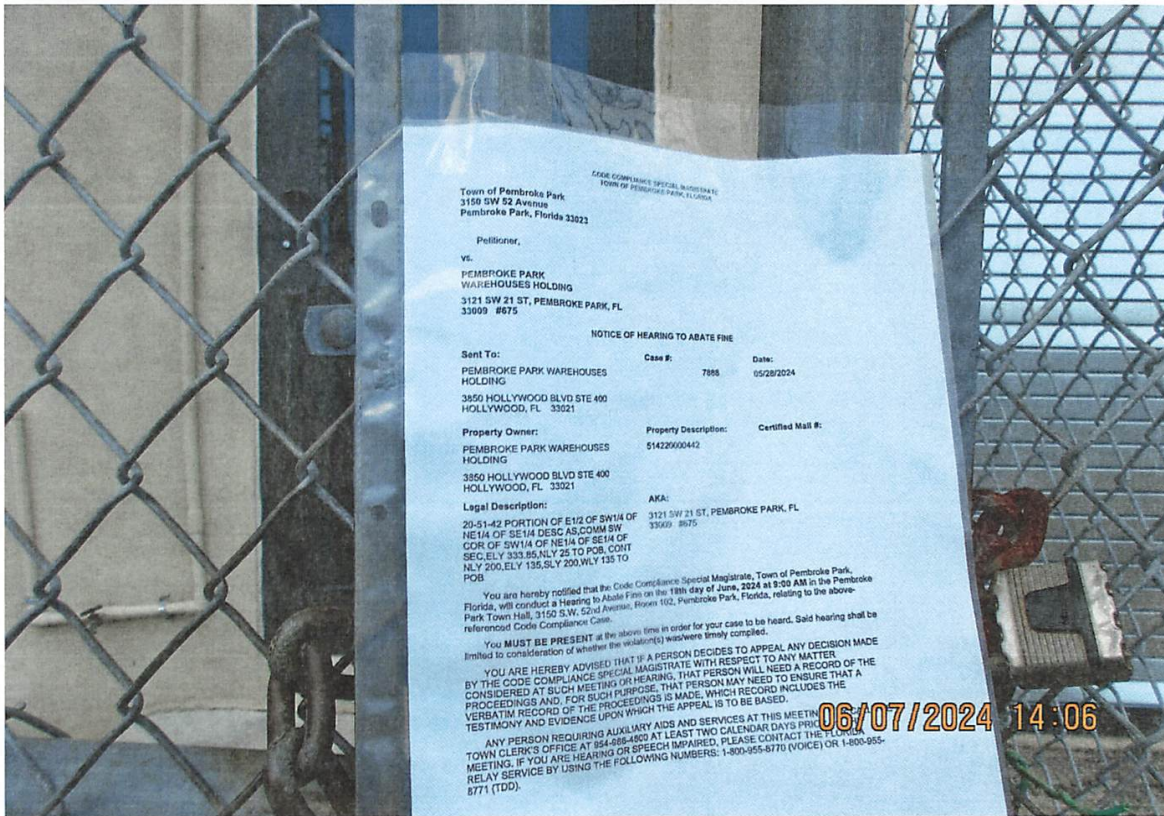
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**PEMBROKE PARK
WAREHOUSES HOLDING**

**3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675**

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING	7888	05/28/2024
3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021		
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING	514220000442	
3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021		
Legal Description:	AKA:	
20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS, COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC, ELY 333.85, NLY 25 TO POB, CONT NLY 200, ELY 135, SLY 200, WLY 135 TO POB	3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

Sincerely,

Joseline Ramirez

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

Joseline Ramirez

From: Nancy Romero <nancy.romero@absolutemgmt.com>
Sent: Tuesday, May 28, 2024 3:31 PM
To: Joseline Ramirez
Cc: Jean Gustin
Subject: Case #7888 - Austro Construction, unit 675
Attachments: 20240528_150131.jpg; 20240528_150137.jpg

Good afternoon, Joseline, hope you had a nice Memorial Day weekend!

I wanted to inform you that the tenant for unit 675 has moved out, they turned in the keys today.

I have taken pictures of the unit for your review, you can also come by and tour the unit as well.

I will be sending you a request form for the next hearing date so we can have the fines lowered.

Please let me know if you have any questions.

Regards,
Nancy



PEMBROKE PARK
SELF STORAGE

Nancy V. Romero - Sr. General Manager
Pembroke Business Park

A 3150 Pembroke Road, Pembroke Park, FL 33009
P [954.989.2208](tel:954.989.2208)
E PembrokePark@absolutemgmt.com
W www.PembrokeSelfStorage.com

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





SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
OA #5387 AFO #7722 SOCL #7888
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301



9590 9402 7912 2234 7759 48

2. Article Number (Transfer from service label)

7022 2410 0001 1497 6015

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)

Pasodonna Louissan

C. Date of Delivery

10/27/23

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

3. Service Type

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

Mail Restricted Delivery

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES
HOLDING
SOCL #7888
3121 SW 21 STREET,
PEMBROKE PARK FL 33009



9590 9402 7912 2234 7759 62

2. Article Number (Transfer from service label)

7022 2410 0001 1497 5995

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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:

PEMBROKE PARK WAREHOUSES
HOLDING
SOCL #7888
3121 SW 21 ST, #675
PEMBROKE PARK, FL 33009



9590 9402 7912 2234 7759 79

2. Article Number (Transfer from service label)

7022 2410 0001 1497 5988

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery

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

Domestic Return Receipt



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

Date: 5/28/24

Phone #: 954-989-2208

Case # 7888

E-mail: nancy.romero@absolute
mgmt.com

Address of Violation: 3121 SW 21 St. #1675

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Nancy V. Romero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7888 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the June 19, 2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 12/21/22 imposing the fine of \$ 216,000 for violation(s) of the Town's Code of Ordinances: \$246,000 J.T.

Brief summary for request: financial hardship.

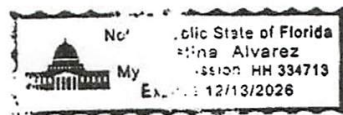
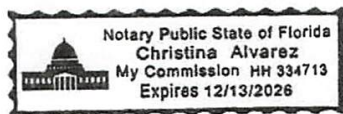
Nancy V. Romero
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, _____ and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 5/28/2024.

Notary Public State of Florida: [Signature] My Commission expires: 12-13/26



Handed to the
Property Manager (nd)
Nancy Romero.



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7888

Petitioner,
vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675

Respondent(s)

On 4/19/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PEMBROKE PARK WAREHOUSES HOLDING
Address: 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio: 514220000442
Site Address: 3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675
Legal Description: 20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4
DESC AS, COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF
SEC, ELY 333.85, NLY 25 TO POB, CONT NLY 200, ELY 135, SLY
200, WLY 135 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/19/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/19/2024

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/19/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	Not in Compliance - Reinspection Date: 4/19/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 4/19/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 4/19/2024

Notes/Mean of Correction:

1. Tenant buildout done without permits. Obtain plans (electrical, plumbing and structural) for permit and inspections. No permit obtained.
 2. Operating without at Business Tax Receipt or certificate of use. Pass all inspections and obtain BTR and CU to display within unit. No BTR/CU obtained.
- Property manager, Nancy Romero, sent a notice of non-monetary default. If tenant does not comply with violation corrections, tenant will be evicted.

Further, Affiant sayeth naught

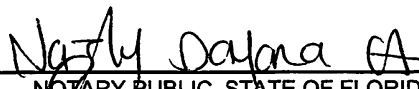
STATE OF FLORIDA

COUNTY OF BROWARD

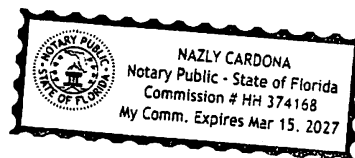


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/19/2024



NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner.

vs.

PEMBROKE PARK WAREHOUSES
HOLDING
Respondent(s)

Marken Made 11
The Town Clerk of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Lien. Special Magistrate Case Number
7888

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 21 day of JUNE 2023



Dated at Pembroke Park, Broward County, Florida,
on this 21 day of September 2023
By: *[Signature]*

Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on December 21st, 2022. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☒ NO ☐

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3121 SW 21 ST #675,
PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

FOLIO NO.: 5142 20 00 0442

1. The Special Magistrate entered a Final Order on December 21st, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105; 5-17; 15-17; 15-175; 15-22 and 15-40. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on December 21st, 2022, or if no compliance occurred by the due date, there would be a per diem fine of \$500.00 (FIVE HUNDRED AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on December 21st, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$75,600.00 (SEVENTY FIVE THOUSAND SIX HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

That said violation(s) occurred on the following described real property situated, lying
and being in Broward County, Florida, to-wit:

20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS, COMM
SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC, ELY 333.85, NLY 25 TO
POB, CONT NLY 200, ELY 135, SLY 200, WLY 135 TO POB

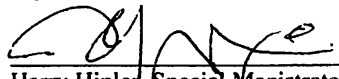
4. The said fine shall continue to accrue until Respondent(s) complies with the Final
Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit
A.

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
violation.

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 21st day of June
2023.

TOWN OF PEMBROKE PARK

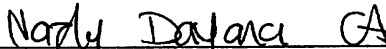

Harry Hiplet, Special Magistrate

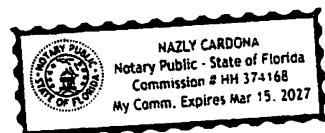
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take
acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez,
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:

June 21, 2023.


Notary Public, state of Florida



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

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

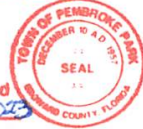
vs.

PEMBROKE PARK WAREHOUSES
HOLDING
Respondent(s)

Maken Made 11
The Town Clerk, of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Lien for Special Magistrate Case Number

Case No.: 7888
7888

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 21 day of June 2023



Dated at Pembroke Park, Broward County, Florida,
on this 21 day of September 2023

By: *[Signature]*

Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on December 21st, 2022. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☒ NO ☐

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3121 SW 21 ST #675,
PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

FOLIO NO.: 5142 20 00 0442

1. The Special Magistrate entered a Final Order on December 21st, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105; 5-17; 15-17; 15-175; 15-22 and 15-40. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THRITY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on December 21st, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **\$500.00** (FIVE HUNDRED AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **\$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on December 21st, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$75,600.00** (SEVENTY FIVE THOUSAND SIX HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS, COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC, ELY 333.85, NLY 25 TO POB, CONT NLY 200, ELY 135, SLY 200, WLY 135 TO POB

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 21st day of June 2023.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

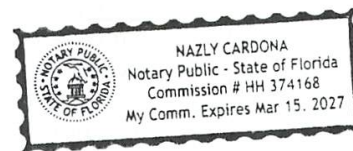
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, 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:

June 21, 2023.


Notary Public, state of Florida



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

Certificate of Service

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Lien Order on this 23 day of June, 2023.

Nazly Cardona

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 Ave,
Pembroke Park, FL 33023

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7888
Petitioner,)
)
vs.)
)
PEMBROKE PARK WAREHOUSES)
HOLDING)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDET OR REPRESENTATIVE PRESENT: YES ___ NO X ?

SUBJECT REAL PROPERTY: 3121 SW 21 STREET, BAY 675, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

FOLIO NO.: 5142 20 00 0442

LEGAL DESCRIPTION: 20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS, COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC, ELY 333.85, NLY 25 TO POB, CONT NLY 200, ELY 135, SLY 200, WLY 135 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; 15-17; 15-175; 15-22; and 15-40. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

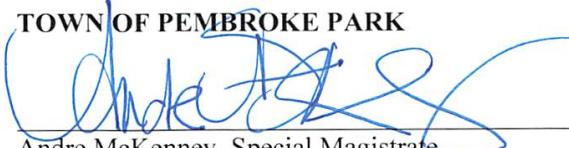
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 15-17; 15-175; 15-22; and 15-40 WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of December 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of December 2022.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

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

Certificate of Service

This final order was delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Dec, 2022.


Nazly Cardona

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

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**70081140000321281701**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 1:18 pm on May 30, 2023 in HOLLYWOOD, FL 33021.

Get More Out of USPS Tracking:**USPS Tracking Plus®**[Feedback](#)

Delivered

Delivered, Front Desk/Reception/Mail Room

HOLLYWOOD, FL 33021

May 30, 2023, 1:18 pm

[See All Tracking History](#)[Text & Email Updates](#)[USPS Tracking Plus®](#)[Product Information](#)[See](#)

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	7.85
PEMBROKE PARK WAREHOUSES HOLDING	
Sent To	HET #7722 HAF #5837 HCF #7888
Street, Apt. No., or PO Box No.	3850 HOLLYWOOD BLVD STE 400
City, State, ZIP+4	HOLLYWOOD FL 33021
PS Form 3800, April 2019	

[Track Another Package](#)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES
HOLDING
FO#7888
3121 SW 21 STREET, #675
PEMBROKE PARK FL 33009



9590 9402 6655 1060 4519 66

2. Article Number (Transfer from service label)

7020 0640 0000 5918 6026

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
FO#7888
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301



9590 9402 6655 1060 4519 73

2. Article Number (Transfer from service label)

7020 0640 0000 5918 6033

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES HOLDING
HCF #7888
3121 SW 21 ST #675,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7751 57

2. Article Number (Transfer from service label)

7016 3010 0000 1234 6392

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

7016 3010 0000 1234 6392

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **7.85**

Total Postage and Fee
 \$

Sent To
 PEMBROKE PARK WAREHOUSES HOLDING
 HCF #7888

Street and Apt. No.
 3121 SW 21 ST #675

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

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

7022 2410 0001 1497 5988

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

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

OFFICIAL USE

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

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

Postage
 \$

Total Postage and Fee
 \$

Sent To
 PEMBROKE PARK WAREHOUSES
 HOLDING

Street and Apt. No.
 SOCL #7888

City, State, ZIP+4®
 3121 SW 21 ST, #675

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

7022 2410 0001 1497 5995

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

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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
 \$

Sent To
 PEMBROKE PARK WAREHOUSES
 HOLDING

Street and Apt. No.
 SOCL #7888

City, State, ZIP+4®
 3121 SW 21 STREET,
 PEMBROKE PARK FL 33009

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

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**70081140000321281718**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 3:46 pm on May 31, 2023 in FORT LAUDERDALE, FL 33301.

[Get More Out of USPS Tracking:](#)[USPS Tracking Plus®](#)

Feedback

Delivered

Delivered, Left with Individual

FORT LAUDERDALE, FL 33301

May 31, 2023, 3:46 pm

[See All Tracking History](#)

Text & Email Updates

USPS Tracking Plus®

Product Information

[Track Another Package](#)

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	7.85
Sent To	ZEMEL, FRANKLIN L
Street, Apt. No., or PO Box No.	C/O ARNSTEIN & LEHR LLP
City, State, ZIP+4	HET #7722 HAF #5837 HCF #7888
	200 EAST LAS OLAS BLVD., SUITE 1000
	FORT LAUDERDALE, FL 33301
PS Form 3800, August 2019	

See Less

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: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP HET #7722 HAF #5837 HCF #7888 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301 2. Article Number (Transfer from service label) 7008 1140 0003 2128 1718	A. Signature X <u>[Signature]</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery <u>Masedonna Louissaint</u> <u>05/31/23</u> 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 ☐ Mail Restricted Delivery (D)

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

7022 2410 0001 1497 6008

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

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

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (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 **PEMBROKE PARK WAREHOUSES HOLDING**

Street and Apt. No., **OA #5387 AFO #7722 SOCL #7888**

City, State, ZIP+4® **3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021**

PS Form 3800, Apr

7022 2410 0001 1497 6015

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

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

OFFICIAL USE

Certified Mail Fee \$

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

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

Postage \$

Total Postage and Fees \$

Sent To **ZEMEL, FRANKLIN L**

Street and Apt. No., **C/O ARNSTEIN & LEHR LLP**

City, State, ZIP+4® **OA #5387 AFO #7722 SOCL #7888**
200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301

PS Form 3800, Apr

7022 2410 0002 7328 2392

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and
 \$ **7.82**

Sent To
 Street and Apt. No.
 3121 SW 21 STREET, #675
 City, State, ZIP+4
 PEMBROKE PARK FL 33009

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

7022 2410 0002 7328 2385

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

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **7.82**

Total Postage and
 \$

Sent To
 Street and Apt. No.
 3850 HOLLYWOOD BLVD STE 400
 City, State, ZIP+4
 HOLLYWOOD FL 33021-6746

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0002 7328 2408

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and
 \$ **7.82**

Sent To
 Street and Apt. No.
 200 EAST LAS OLAS BLVD., SUITE 1000
 City, State, ZIP+4
 FORT LAUDERDALE, FL 33301

PS Form 3800, April 2015 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ 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
Article Addressed to: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP NOH#7888 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301 9590 9402 4729 8344 1620 37 7022 2410 0002 7328 2408	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: June 8, 2023
INVOICE # 435
FOR:

Case # 7888
PEMBROKE PARK
WAREHOUSES HOLDING
3121 SW 21 ST #675,
PEMBROKE PARK, FL 33009

Bill To:

PEMBROKE PARK
WAREHOUSES HOLDING
3121 SW 21 ST #675,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17; 15-17; 15-175; 15-22 and 15-40.		
	Final Order 12/21/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
151	Day(s) of Per Diem from (1/21/2023-06/21/2023)	\$ 500.00	\$ 75,500.00
Balance			\$ 75,600.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PEMBROKE PARK WAREHOUSES HOLDING		CASE NO. 7888
Respondent		

A F F I D A V I T O F S E R V I C E

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3121 SW 21 ST #675, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING
AT 11:15 A.M. ON THE 09 DAY OF JUNE 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

T Y P E O F S E R V I C E

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

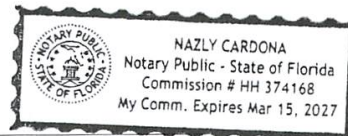
Josefine Ramirez 6/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of June, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**PEMBROKE PARK
WAREHOUSES HOLDING**
3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675

NOTICE OF HEARING TO CONFIRM FINE

Sent To:
PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Owner:
PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Legal Description:
20-51-42 PORTION OF E1/2 OF SW1/4 OF
NE1/4 OF SE1/4 DESC AS COMM SW
COR OF SW1/4 OF NE1/4 OF SE1/4 OF
SEC. ELY 333.85 NLY 25 TO POB, CONT
NLY 200.ELY 135.SLY 200.WLY 135 TO
POB

Case #:
7888

Date:
05/26/2023

Property Description:
514220000442

Certified Mail #:

AKA:
3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of June, 2023 at 9:00 AM** in the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED TO APPEAR THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD IS TO BE BASED ON TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOLL FREE 1-800-955-8771 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY 1-800-955-8771 (VOICE) OR 1-800-955-8771 (TDD)

06/09/2023 11:15

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7888
Petitioner,)
)
vs.)
)
PEMBROKE PARK WAREHOUSES)
HOLDING)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDET OR REPRESENTATIVE PRESENT: YES ___ NO X ?

SUBJECT REAL PROPERTY: 3121 SW 21 STREET, BAY 675, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

FOLIO NO.: 5142 20 00 0442

LEGAL DESCRIPTION: 20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS, COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC, ELY 333.85, NLY 25 TO POB, CONT NLY 200, ELY 135, SLY 200, WLY 135 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; 15-17; 15-175; 15-22; and 15-40. 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; 15-17; 15-175; 15-22; and 15-40 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of December 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ **500.00** PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 21st day of December 2022.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This final order was delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Dec, 2022.


Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**PEMBROKE PARK
WAREHOUSES HOLDING**

**3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

7888

Date:

05/26/2023

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description:

514220000442

Certified Mail #:

Legal Description:

20-51-42 PORTION OF E1/2 OF SW1/4 OF
NE1/4 OF SE1/4 DESC AS, COMM SW
COR OF SW1/4 OF NE1/4 OF SE1/4 OF
SEC, ELY 333.85, NLY 25 TO POB, CONT
NLY 200, ELY 135, SLY 200, WLY 135 TO
POB

AKA:

3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of June, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
7888

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675

Respondent(s)

On 5/26/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PEMBROKE PARK WAREHOUSES HOLDING
Address: 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio: 514220000442
Site Address: 3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675
Legal Description: 20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4
DESC AS, COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF
SEC, ELY 333.85, NLY 25 TO POB, CONT NLY 200, ELY 135, SLY
200, WLY 135 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/26/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/26/2023

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58 -2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/26/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	Not in Compliance - Reinspection Date: 5/26/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 5/26/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 5/26/2023

Notes/Mean of Correction:

1. Tenant buildout done without permits. Obtain plans (electrical, plumbing and structural) for permit and inspections. No permit obtained.
2. Operating without at Business Tax Receipt or certificate of use. Pass all inspections and obtain BTR and CU to display within unit. No BTR/CU obtained.

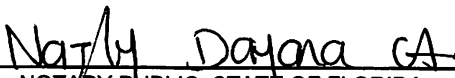
Further, Affiant sayeth naught



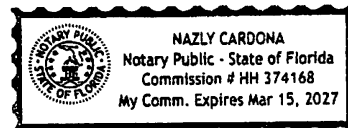
Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/26/2023



NOTARY PUBLIC, STATE OF FLORIDA



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES
HOLDING
FO#7888
3121 SW 21 STREET, #675
PEMBROKE PARK FL 33009



9590 9402 6655 1060 4519 66

2. Article Number (Transfer from service label)

7020 0640 0000 5918 6026

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
FO#7888
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301



9590 9402 6655 1060 4519 73

2. Article Number (Transfer from service label)

7020 0640 0000 5918 6033

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES HOLDING
HCF #7888
3121 SW 21 ST #675,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7751 57

2. Article Number (Transfer from service label)

7016 3010 0000 1234 6392

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**70081140000321281701**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 1:18 pm on May 30, 2023 in HOLLYWOOD, FL 33021.

Get More Out of USPS Tracking:

USPS Tracking Plus®[Feedback](#)

Delivered

Delivered, Front Desk/Reception/Mail Room

HOLLYWOOD, FL 33021

May 30, 2023, 1:18 pm

[See All Tracking History](#)

Text & Email Updates

USPS Tracking Plus®

Product Information

[See](#)

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	7.85
PEMBROKE PARK WAREHOUSES HOLDING	
Sent To	HET #7722 HAF #5837 HCF #7888
Street, Apt. No., or PO Box No.	3850 HOLLYWOOD BLVD STE 400
City, State, ZIP+	HOLLYWOOD FL 33021
PS Form 3800, April 2019	

Track Another Package

7016 3010 0000 1234 6392

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage
 \$ **7.85**

Total Postage
 \$ _____

Sent To
 3121 SW 21 ST #675,
Street and Apt. PEMBROKE PARK, FL 33009
City, State, ZIP

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

PEMBROKE PARK, FL 33009
 APR 26 2023

USPS Tracking®

FAQs >

Tracking Number:

Remove X

70081140000321281718

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 3:46 pm on May 31, 2023 in FORT LAUDERDALE, FL 33301.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

FORT LAUDERDALE, FL 33301
May 31, 2023, 3:46 pm

See All Tracking History

Text & Email Updates

USPS Tracking Plus®

Product Information

Track Another Package

Enter tracking or barcode numbers

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.85
Sent To	ZEMEL, FRANKLIN L
Street, Apt. No., or PO Box No.	C/O ARNSTEIN & LEHR LLP
City, State, ZIP+4	HET #7722 HAF #5837 HCF #7888
	200 EAST LAS OLAS BLVD., SUITE 1000
	FORT LAUDERDALE, FL 33301
PS Form 3800, August 2019	

See Less

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
HET #7722 HAF #5837 HCF #7888
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301



9590 9402 7581 2098 7752 49

2. Article Number (Transfer from service label)

7008 1140 0003 2128 1718

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Mosedonna Louissant

C. Date of Delivery

05/31/23

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

(0)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

7022 2410 0002 7328 2392

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and \$ 7.82
Sent To PEMBROKE PARK WAREHOUSES
Street and Apt. No. 3121 SW 21 STREET, #675
City, State, ZIP+4 PEMBROKE PARK FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047

7022 2410 0002 7328 2385

**U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ 7.82
Total Postage and \$ 7.82
Sent To PEMBROKE PARK WAREHOUSES
Street and Apt. No. HOLDING
City, State, ZIP+4 NOH#7888
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0002 7328 2408

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and \$ 7.82
Sent To ZEMEL, FRANKLIN L
Street and Apt. No. C/O ARNSTEIN & LEHR LLP
City, State, ZIP+4 NOH#7888
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301
PS Form 3800, April 2015 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP NOH#7888 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301 9590 9402 4729 8344 1620 37 7022 2410 0002 7328 2408	A. Signature ☐ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ 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 ☐ Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675

Folio

514220000442

Legal Description

Case Status	Open	Case #	7888	Date Next Inspection	12/21/2022
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Notes

1. Tenant buildout done without permits. Obtain plans (electrical, plumbing and structural) for permit and inspections.
2. Operating without at Business Tax Receipt or certificate of use. Pass all inspections and obtain BTR and CU to display within unit.

Double permit fee assessed. Contact the Building Dept. for permits at 954-966-4600, ext. 182
Repeat violation ref case#4405

Documents Issued

Date Issue Hearing Date Document Type

11/28/2022		Notice of Violation
11/28/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV

Delivery

Certified Mail	11/29/22
Affidavit of Service/Posted to Property	12/8/22
Certified Mail	11/29/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/21/2022
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Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 12/21/2022
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7020 0640 0000 5918 6033

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

Postage
\$ 7.82

Total Postage and Fees

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

ZEMEL, FRANKLIN L
 C/O ARNSTEIN & LEHR LLP
 FO#7888
 200 EAST LAS OLAS BLVD., SUITE 1000
 FORT LAUDERDALE, FL 33301

7020 0640 0000 5918 6026

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

Postage
\$ 7.82

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, Apr

PEMBROKE PARK WAREHOUSES
 HOLDING
 FO#7888
 3121 SW 21 STREET, #675
 PEMBROKE PARK FL 33009

7020 0640 0000 5918 6040

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 Domestic Mail Only

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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

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Postage
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Total Postage and Fees

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

PEMBROKE PARK WAREHOUSES
 HOLDING
 FO#7888
 3850 HOLLYWOOD BLVD STE 400
 HOLLYWOOD FL 33021-6746

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)

CASE NO. 7888

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

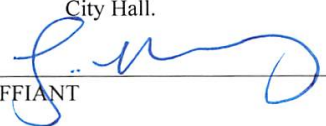
ADDRESS: 3121 SW 21 ST, #675 PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING
AT 11:48 A.M. ON THE 8 DAY OF DECEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

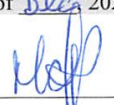
T Y P E O F S E R V I C E

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

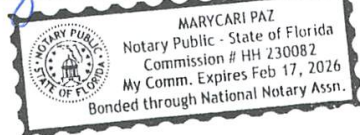
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____






Town of Pembroke Park
3150 SW 82 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
11/28/2022

Sent To:
PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD STE400
HOLLYWOOD, FL 33021

Case #:
7858

Property Owner:
PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD STE400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:
51422000442

Legal Description:
20-51-42 PORTION OF E1/2 OF SW1/4 OF
NE1/4 OF SE1/4 DESC AS COMM SW
COR OF SW1/4 OF NE1/4 OF SE1/4 OF
SEC.ELY 333.85,NLY 25 TO POB, CONT
NLY 200,ELY 135,SLY 200,WLY 135 TO
POB

AKA:
3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	21
BUILDING AND BUILDING REGULATIONS	Sec. 5-17 - Permit	The Building Official or designee, may require certain documentation to complete the permit application process including, but	

12/08/2022 11:48



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

11/28/2022

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

7888

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000442

Legal Description:

20-51-42 PORTION OF E1/2 OF SW1/4 OF
NE1/4 OF SE1/4 DESC AS, COMM SW
COR OF SW1/4 OF NE1/4 OF SE1/4 OF
SEC, ELY 333.85, NLY 25 TO POB, CONT
NLY 200, ELY 135, SLY 200, WLY 135 TO
POB

AKA:

3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	23
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	23

(Ord. No. 13-09-01, § 2, 9-11-13)

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	23
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	23
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	23

LICENSES AND
BUSINESS REGULATIONS

Sec. 15-40 - Delinquent
business tax receipt fees
and penalties.

(a) Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment. (b) Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c) Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...

23

1. Tenant buildout done without permits. Obtain plans (electrical, plumbing and structural) for permit and inspections.
 2. Operating without at Business Tax Receipt or certificate of use. Pass all inspections and obtain BTR and CU to display within unit.
- Double permit fee assessed. Contact the Building Dept. for permits at 954-966-4600, ext. 182
Repeat violation ref case#4405

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 21st day of December, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

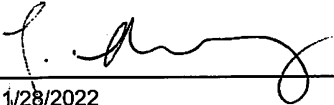
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppl.gov.

Joseline Ramirez

Chief Code Enforcement
Officer


11/28/2022

Case Overview

Property/Incident Information

Owner	Address	Site Address
LUNG,FELIX A	5421 SW 41 ST PEMBROKE PARK, FL 33023	5421 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230270030

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 55.44 TO POB, W 20.00,N 51.68,E 20.00, S 51.68 TO POB AKA: UNIT A-3 LA ESTANCIA

Case Status	Open	Case #	5651	Date Next Inspection	6/18/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections (Serial: 14AJM30A01 05/2012)
2. A/c slab appears old but repaired at the bottom with concrete & no record on file. Obtain permit with plans and inspections.
3. Loose straps on a/c. Needs to be strapped down correctly.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/22/2021		Notice of Violation	Regular Mail
2/13/2024		Affidavit of Non-Compliance	Regular Mail
2/26/2024	3/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/20/2024	3/20/2024	Final Order	Certified Mail
5/23/2024	6/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

6/5/24
5/24/24

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: 6/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/18/2024
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: 6/18/2024

Fines

Case Overview

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$2,100.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$2,200.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
5/20/2024	Credit	\$103.00
	Total Payments	\$103.00
	Fees Outstanding	\$2,097.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LUNG,FELIX A)

CASE NO. 5651

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUNG,FELIX A

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5421 SW 41 ST, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUNG,FELIX A AT 10:22 A.M. ON THE 05 DAY OF JUNE 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

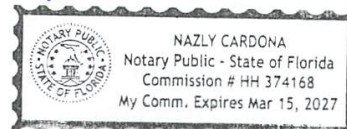

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
LUNG, FELIX A
5421 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
LUNG, FELIX A	5651	05/23/2024
5421 SW 41 ST PEMBROKE PARK, FL 33023		

Property Owner:	Property Description:	Certified Mail #:
LUNG, FELIX A	514230270030	
5421 SW 41 ST PEMBROKE PARK, FL 33023		

Legal Description: AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 282.42 W 55.44 TO
POB, W 20.00, N 51.55, E 20.00, S 51.68 TO
POB AKA: UNIT A-3 LA ESTANCIA

5421 SW 41 ST, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-965-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8770 (TDD).

Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W. 52 Avenue

06/05/2024 10:22

9589 0710 5270 1605 9267 61

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage
 \$ **8.69**

Total Postage and Fees
 \$

Sent To
LUNG, FELIX A
HET #5651
5421 SW 41 ST,
PEMBROKE PARK, FL 33023

City, State, ZIP+4®

PS Form 3800, Jan 2019

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: LUNG, FELIX A HET #5651 5421 SW 41 ST, PEMBROKE PARK, FL 33023  9590 9402 8582 3244 8673 88 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9267 61	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

LUNG,FELIX A

**5421 SW 41 ST, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
LUNG,FELIX A	5651	05/23/2024
5421 SW 41 ST PEMBROKE PARK, FL 33023		

Property Owner:	Property Description:	Certified Mail #:
LUNG,FELIX A	514230270030	
5421 SW 41 ST PEMBROKE PARK, FL 33023		

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 55.44 TO POB, W 20.00,N 51.68,E 20.00, S 51.68 TO POB AKA: UNIT A-3 LA ESTANCIA	5421 SW 41 ST, PEMBROKE PARK, FL 33023

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: May 20, 2024 Phone: 786 3429496
Email: falung15@hotmail.com
Property Address: 5421 SW 41st Street Pembroke Park FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Felix A. Lung (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5651 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 5/18/2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 3/20/2024 imposing the fine of \$ 100.00 per day for violation(s) of the Town's Code of Ordinances:

5-105, 5-17 and 5-87.

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Felix

Petitioner's Name (Print)

[Signature]

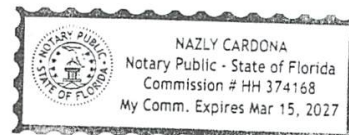
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Felix lung, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 20 day of May, 20 24.

Nazly Dayana A
Notary
My Commission expires Mar 15, 27



Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****Bill To:**

FELIX LIUNG
5421 SW 41 STREET
PEMBROKE PARK, FL 33023

Date 5/20/2024 4:08:11 PM

Invoice # 26880

For Code Enforcement Case#
5651

Site Address:

5421 SW 41 ST, PEMBROKE PARK, FL
33023

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
3.00	Technology Convenience Fee	\$3.00
Total		\$103.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	5/20/2024		\$100.00	0	\$0.00
Admin Fixed	3/20/2024		\$100.00	0	\$100.00
Total					\$100.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
5/20/2024	Credit	\$103.00
Total		\$103.00

Balance **\$0.00**

9589 0710 5270 1605 9297 24

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage
 \$ **8.69**

Total Postage and
 \$ _____

Sent To
Street and Apt. No. LUNG, FELIX A
 FO #5651
 5421 SW 41 ST,
City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, Jan 2019

U.S. NORLAND BRANCH
MAR 21 2024
MIAMI, FLORIDA 33169-9993

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:

LUNG, FELIX A
 FO #5651
 5421 SW 41 ST,
 PEMBROKE PARK, FL 33023


 9590 9402 8582 3244 8678 90

2. Article Number (Transfer from service label)
 9589 0710 5270 1605 9297 24

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent
☒ Addressee

B. Received by (Printed Name) Felix Lung C. Date of Delivery _____

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

APR 03 2024

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

Domestic Return Receipt

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5651
Petitioner,)
)
vs.)
)
)
LUNG, FELIX A)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 20th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 5421 SW 41 ST, PEMBROKE PARK, FL 33023

MOBILE HOME PROPERTY OWNER: LUNG, FELIX A

FOLIO NO.: 5142 30 27 0030

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 55.44 TO POB, W 20.00,N 51.68,E 20.00, S 51.68 TO POB AKA: UNIT A-3 LA ESTANCIA

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 and 5-87. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

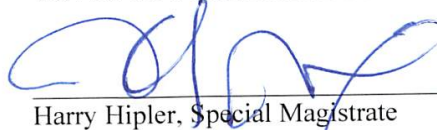
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 5-87 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 20th day of March 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th of March 2024.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of March, 2024.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



Site Address	5421 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0030
Property Owner	LUNG, FELIX A	Millage	0613
Mailing Address	5421 SW 41 ST PEMBROKE PARK FL 33023	Use	01-04
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 55.44 TO POB, W 20.00,N 51.68,E 20.00, S 51.68 TO POB AKA: UNIT A-3 LA ESTANCIA		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$9,310	\$275,380	\$284,690	\$147,930	
2023	\$9,310	\$243,630	\$252,940	\$143,630	\$2,186.61
2022	\$9,310	\$174,430	\$183,740	\$139,450	\$2,042.68

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$284,690	\$284,690	\$284,690	\$284,690
Portability	0	0	0	0
Assessed/SOH 18	\$147,930	\$147,930	\$147,930	\$147,930
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$97,930	\$122,930	\$97,930	\$97,930

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/25/2017	WD-Q	\$138,000	114174768	\$9.00	1,034	SF
5/29/2014	QCD-T	\$100	112328006			
8/17/2012	SWD-Q-DS	\$68,900	49087 / 1431			
2/21/2012	CET-T		48576 / 226			
6/22/2006	SWD	\$168,500	42612 / 1769			
				Adj. Bldg. S.F. (Card, Sketch)		1189
				Units/Beds/Baths		1/2/2.5
				Eff./Act. Year Built: 2007/2006		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
LUNG, FELIX A) CASE NO. 5651
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUNG, FELIX A

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

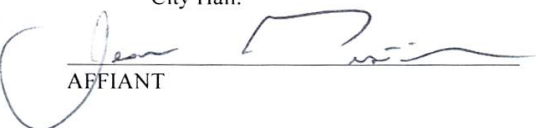
ADDRESS: 5421 SW 41 ST, PEMBROKE PARK, FL 33023

I, Jean Gustin HEREBY CERTIFY that I SERVED: LUNG, FELIX A AT 12:35 P.M. ON THE 05 DAY OF MARCH 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

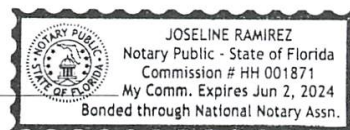

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of March, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____



Mar 5, 2024 at 12:35:20 PM

5421



Mar 5, 2024 at 12:35:42 PM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Case #:

5851

Sent To:

LUNG, FELIX A

5421 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Owner:

LUNG, FELIX A

5421 SW 41 ST
PEMBROKE PARK, FL 33023

Property Description:

514230270030

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 252.42, W 55.44 TO
POB, W 20.00, N 51.88, E 20.00, S 51.88 TO
POB AKA: UNIT A-3 LA ESTANCIA

AKA:

5421 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17 - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, scaled plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

9589 0710 5270 1605 9295 57

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[™].

Certified Mail Fee
\$

Extra Services & Fees (check box, add fees as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$ 8.69

Sent To
LUNG, FELIX A
NOH #5651
Street and Apt. No., or
5421 SW 41 ST,
City, State, ZIP+4[®]
PEMBROKE PARK, FL 33023

Postmark
Here

MAR 01 2024
HILLCREST POSTAL STORE
HILLCREST FL 33021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See reverse for instructions

Page 524 of 747



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Sent To:

LUNG,FELIX A

5421 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5651

Property Owner:

LUNG,FELIX A

5421 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230270030

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 282.42,W 55.44 TO
POB, W 20.00,N 51.68,E 20.00, S 51.68 TO
POB AKA: UNIT A-3 LA ESTANCIA

AKA:

5421 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
-----------------------------------	------------------------------	---	----

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections (Serial: 14AJM30A01 05/2012)
2. A/c slab appears old but repaired at the bottom with concrete & no record on file. Obtain permit with plans and inspections.
3. Loose straps on a/c. Needs to be strapped down correctly.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of March, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

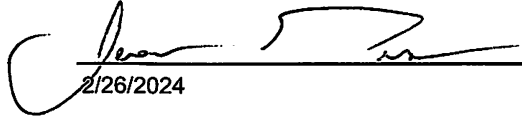
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppl.gov.

Jean Gustin



2/26/2024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
5651

Petitioner,

vs.

LUNG,FELIX A

5421 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

On 2/13/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: LUNG,FELIX A
Address: 5421 SW 41 ST PEMBROKE PARK, FL 33023
Folio: 514230270030
Site Address: 5421 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 55.44 TO POB, W 20.00,N 51.68,E 20.00, S 51.68 TO POB AKA: UNIT A-3 LA ESTANCIA

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: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024
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: 3/20/2024

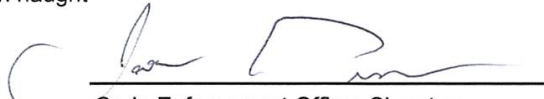
Notes/Mean of Correction:

1. A/c installed with no permit (Serial: 14AJM30A01 05/2012), no record on file. Not corrected, permit required.
2. A/c slab appears old but repaired at the bottom with concrete & no record on file. Not corrected, no permits are obtained.
3. Loose straps on a/c. Needs to be strapped down correctly. Corrected.

Further, Affiant sayeth naught

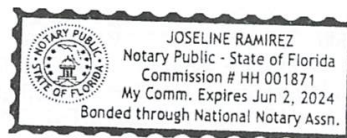
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/13/2024


NOTARY PUBLIC, STATE OF FLORIDA



#5651 - 5421 SW 41
St



No Permit



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: LUNG, FELIX A
5421 SW 41 ST
PEMBROKE PARK, FL 33023

Case #: 5651

Date: 03/22/2021

Property Owner: LUNG, FELIX A
5421 SW 41 ST
PEMBROKE PARK, FL 33023

Property Description: 514230270030

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 282.42, W 55.44 TO
POB, W 20.00, N 51.68, E 20.00, S 51.68 TO
POB AKA: UNIT A-3 LA ESTANCIA

AKA: 5421 SW 41 ST, PEMBROKE PARK, FL
33023

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BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	(Ord. No. 13-09-01, § 2, 9-11-13) 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)

Notes/Mean of Correction:

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections.
2. A/c slab appears old but repaired at the bottom with concrete & no record on file. Obtain permit with plans and inspections.
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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Teresa Malcolm
Code Enforcement Officer

NOV # 5651
TOWN OF PEMBROKE PARK
5150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/22/2021
US POSTAGE \$



Sent To:
LUNG, FELIX A
5421 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:
5651



Case Overview

Property/Incident Information

Owner	Address	Site Address
Nerida Flores	3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #232

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status	Open	Case #	6669	Date Next Inspection	6/17/2024
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Notes

1. Exterior maintenance required. Pressure wash common areas.
 2. Add grass/sod on bare spots.
 3. Installed a shed without a building permit. Obtain an architect or engineer for permit and inspections.
 4. Mobile has cinder blocks as vents without a building permit. Install proper mobile home ventilation and remove all cinder blocks. Obtain plans for permit and inspections.
 5. Remove and installed drywall in mobile home without a building permit. Obtain plans for permit and inspections.
 6. Remove shutters from mobile home for safety purposes, only put on when there is an emergency hurricane warning.
 7. Exterior maintenance of four walls required. Pressure wash and paint. Free paint at Town Hall.
 8. Prune and trim trees away from mobile roof for safety purposes.
 9. Exterior maintenance of roof required. Wash or treatment.
- Double permit fee assessed for unpermitted work.
To obtain a permit contact the Building Dept. at 954-966-4600, ext. 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/28/2022		Notice of Violation	Regular Mail
8/31/2023	9/20/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/31/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
9/8/2023		Affidavit of Non-Compliance	
9/20/2023		Affidavit of Non-Compliance	Hand
9/20/2023	9/20/2023	Final Order	Certified Mail Hand
1/12/2024	2/21/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Case Overview

2/23/2024	2/21/2024	Amended Final Order	Certified Mail Hand
5/16/2024	6/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
6/17/2024		Affidavit of Non-Compliance	Regular Mail

5/17/24
Posted
6/5/24

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 6/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/17/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$5,700.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00

Case Overview

			Total Fines	\$5,900.00
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Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
9/29/2023	Credit	\$100.00
4/19/2024	Credit	\$103.00
	Total Payments	\$203.00
	Fees Outstanding	\$5,697.00



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
6669

Petitioner,

vs.

Nerida Flores
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232

Respondent(s)

On 6/17/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Nerida Flores
Address:	3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #232
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
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BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 6/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/17/2024

Notes/Mean of Correction:

1. Exterior maintenance required. Pressure wash common areas. Common areas were cleaned and painted. Corrected.
 2. Add grass/sod on bare spots. Pavers were added without a permit instead adding sod. Obtain a permit for pavers. Partially corrected.
 3. Installed a shed without a building permit. Obtain an architect or engineer for permit and inspections. There is no evidential support for item 3 that work was done without a permit. Removed.
 4. Mobile has cinder blocks as vents without a building permit. Install proper mobile home ventilation and remove all cinder blocks. Obtain plans for permit and inspections. There is no evidential support that cinder blocks were added without permits. Removed.
 5. Remove and installed drywall in mobile home without a building permit. Obtain plans for permit and inspections. Permit #24364748-0 has been issued and it is progressed.
 6. Remove shutters from mobile home for safety purposes, only put on when there is an emergency hurricane warning. Shutters were removed. Corrected.
 7. Exterior maintenance of four walls required. Pressure wash and paint. Free paint at Town Hall. Building was painted and maintained. Corrected.
 8. Prune and trim trees away from mobile roof for safety purposes. Trees were trimmed.
 9. Exterior maintenance of roof required. Wash or treatment. Corrected.
- Double permit fee assessed for unpermitted work.

Further, Affiant sayeth naught

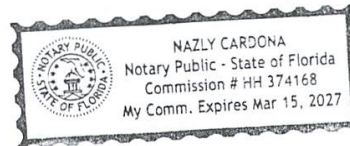
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/17/2024


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

NERIDA FLORES)

Respondent

CASE NO. 6669

AFFIDAVIT OF SERVICE

TO BE SERVED: NERIDA FLORES

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 232, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NERIDA FLORES L AT 11:21 A.M. ON THE 05 DAY OF JUNE 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

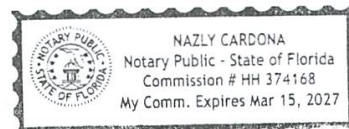
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

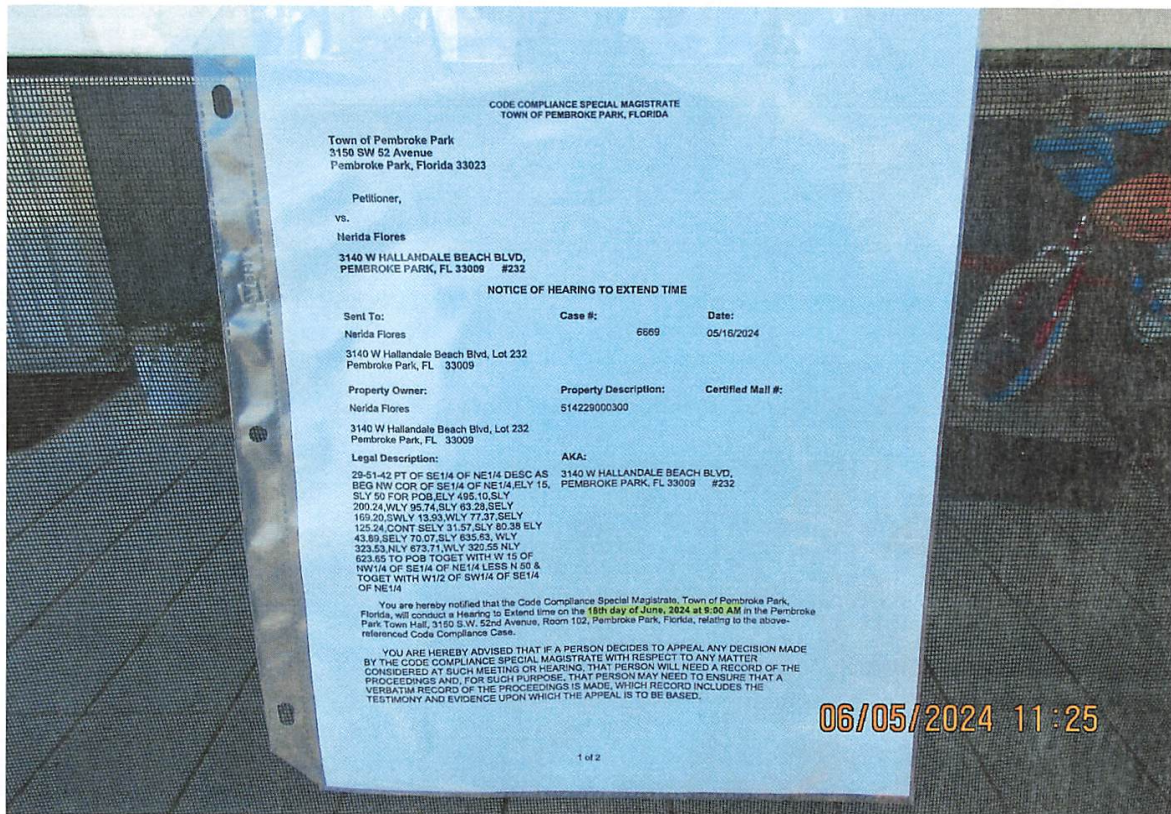

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature Nazly Dayana CA
Personally Known X OR Produced Identification _____
Type of Identification Produced _____





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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.69**
 Total Postage and Postage Due \$
 Sent To CORPORATION SERVICE COMPANY
 HET #6669
 1201 HAYS STREET
 TALLAHASSEE, FL 32301
 City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.69**
 Total Postage \$
 Sent To HOLIDAY HALLANDALE MHC LLC
 HET #6669
 3140 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009
 City, State, ZIP

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.69**
 Total Postage and Postage Due \$
 Sent To HOLIDAY HALLANDALE MHC LLC
 HET #6669
 8800 NORTH BRONX AVE 2ND FL
 SKOKIE IL 60077
 City, State, ZIP+4

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

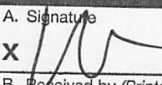
Postage \$ **8.69**
 Total Postage \$
 Sent To Nerida Flores
 HET #6669
 3140 W HALLANDALE BEACH BLVD #232,
 PEMBROKE PARK, FL 33009
 City, State, ZIP

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

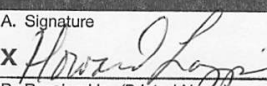
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: CORPORATION SERVICE COMPANY HET #6669 1201 HAYS STREET TALLAHASSEE, FL 32301 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9266 62	A. Signature X <i>Sheena Black</i> B. Received By (Printed Name) <i>Sheena Black</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 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 ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

9590 9402 8582 3244 8672 58

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: HOLIDAY HALLANDALE MHC LLC HET #6669 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009  9590 9402 8582 3244 8672 72 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9266 79	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 5/20/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Registered Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC HET #6669 8800 NORTH BRONX AVE 2ND FL SKOKIE IL 60077  9590 9402 8582 3244 8672 65 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9266 55	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 5-20-24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Registered Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Nerida Flores HET #6669 3140 W HALLANDALE BEACH BLVD #232, PEMBROKE PARK, FL 33009  9590 9402 8582 3244 8672 34 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9266 48	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 5/20/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Registered Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Nerida Flores

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
Nerida Flores	6669	05/16/2024
3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
Nerida Flores	514229000300	
3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009		
Legal Description:	AKA:	
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #232	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 4/19/2024

Phone: 754-802-6090

Email: NeridaFlores@aol.com

Property Address: 3120 W Hall Bch Blvd Lot 232

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Nerida Flores (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6669 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 06/19/2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 02/21/2024 imposing the fine of \$ 100 per day for violation(s) of the Town's Code of Ordinances:

5-105 and 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Nerida Flores

Petitioner's Name (Print)

[Signature]
Petitioner's Signature

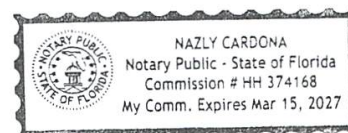
State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Nerida Flores, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 19 day of April, 20 24.

Nazly Dayana OA
Notary

My Commission expires Mar 15, 2024.



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OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 8.8

Total Postage and Fees
 \$ 8.93

Sent To
 HOLIDAY HALLANDALE MHC LLC
 AFO #6669, #6655, #7005
 8800 NORTH BRONX AVE 2ND FLOOR
 SKOKIE IL 60077

Postmark Here
 FEB 23 2024

PS Form 3800, Jan 2020

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☐ Adult Signature Required	\$
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Postage
 \$ 8.8

Total Postage and Fees
 \$ 8.93

Sent To
 HOLIDAY HALLANDALE MHC LLC
 AFO #6669, #6655, #7005
 3140 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33009

Postmark Here
 FEB 23 2024

PS Form 3800, Jan 2020

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OFFICIAL USE

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 8.8

Total Postage and Fees
 \$ 8.93

Sent To
 CORPORATION SERVICE COMPANY
 AFO #6669, #6655, #7005
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

Postmark Here
 FEB 23 2024

PS Form 3800, Jan 2020

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 8.69

Total Postage and Fees
 \$ 8.69

Sent To
 NERIDA FLORES
 AFO #6669
 3140 W HALLANDALE BEACH BLVD #232,
 PEMBROKE PARK, FL 33009

Postmark Here
 FEB 23 2024

PS Form 3800, Jan 2020

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☒ Addressee
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC AFO #6669, #6655, #7005 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9290 21	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ Insured Mail
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6669
Petitioner,)
)
vs.)
)
NERIDA FLORES)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 21st, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #232, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: NERIDA FLORES

VEHICLE IDENTIFICATION #: 20620390AJ

TITLE #: 14669922

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

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CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of February 2024. During all time there shall be compliance with the town called so that there is no noise violation that constitutes a violation of the town's code. To include soundproofing the location pursuant to the town code. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 21st of February 2024.

TOWN OF PEMBROKE PARK



Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

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Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above: Yes X No _____
I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct
copy of this order was mailed through the United States Mail to the Respondent(s) at the address
set forth above in this Final Order on this 23 day of Feb., 2024.

Nazly Cardona GA
Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
Nerida Flores	3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #232

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status	Open	Case #	6669	Date Next Inspection	2/21/2024
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Notes

1. Exterior maintenance required. Pressure wash common areas.
 2. Add grass/sod on bare spots.
 3. Installed a shed without a building permit. Obtain an architect or engineer for permit and inspections.
 4. Mobile has cinder blocks as vents without a building permit. Install proper mobile home ventilation and remove all cinder blocks. Obtain plans for permit and inspections.
 5. Remove and installed drywall in mobile home without a building permit. Obtain plans for permit and inspections.
 6. Remove shutters from mobile home for safety purposes, only put on when there is an emergency hurricane warning.
 7. Exterior maintenance of four walls required. Pressure wash and paint. Free paint at Town Hall.
 8. Prune and trim trees away from mobile roof for safety purposes.
 9. Exterior maintenance of roof required. Wash or treatment.
- Double permit fee assessed for unpermitted work.
To obtain a permit contact the Building Dept. at 954-966-4600, ext. 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/28/2022		Notice of Violation	Regular Mail
8/31/2023	9/20/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/31/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
9/8/2023		Affidavit of Non-Compliance	
9/20/2023		Affidavit of Non-Compliance	Hand
9/20/2023	9/20/2023	Final Order	Certified Mail Hand
1/12/2024	2/21/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Case Overview

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 2/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/21/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$6,300.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$6,400.00

Payments

Case Overview

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
9/29/2023	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$6,300.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

NERIDA FLORES)

Respondent

CASE NO. 6669

AFFIDAVIT OF SERVICE

TO BE SERVED: NERIDA FLORES

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3140 W HALLANDALE BEACH BLVD, Unit #232, PEMBROKE PARK, FL 33009 .

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NERIDA FLORES AT 11:35 A.M. ON THE 09
DAY OF FEBRUARY 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

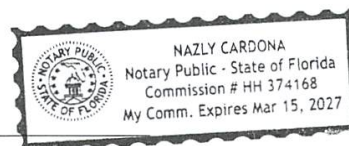
Date: 02/09/2024

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of Feb, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
Nerida Flores
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
Nerida Flores 3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009	6669	01/12/2024

Property Owner:	Property Description:	Certified Mail #:
Nerida Flores 3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009	514228000300	

Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38, ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 073.71, WLY 320.55, NLY
623.85 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 21st day of February, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, re: the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

02/09/2024 11:35

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Nerida Flores

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232

NOTICE OF HEARING TO EXTEND TIME

Sent To:

Nerida Flores

Case #:

6669

Date:

01/12/2024

3140 W Hallandale Beach Blvd, Lot 232
Pembroke Park, FL 33009

Property Owner:

Nerida Flores

Property Description:

514229000300

Certified Mail #:

3140 W Hallandale Beach Blvd, Lot 232
Pembroke Park, FL 33009

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
6669

Petitioner,

vs.

Nerida Flores
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232
Respondent(s)

On 9/20/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Nerida Flores
Address:	3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #232
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/20/2023

Notes/Mean of Correction:

1. Exterior maintenance required. Pressure wash common areas. Common areas were cleaned and painted.
 2. Add grass/sod on bare spots. Pavers were added without a permit instead adding sod. Obtain a permit for pavers. Partially corrected.
 3. Installed a shed without a building permit. Obtain an architect or engineer for permit and inspections. There is no evidential support for item 3 that work was done without a permit. Corrected.
 4. Mobile has cinder blocks as vents without a building permit. Install proper mobile home ventilation and remove all cinder blocks. Obtain plans for permit and inspections. There is no evidential support that cinder blocks were added without permits. Corrected.
 5. Remove and installed drywall in mobile home without a building permit. Obtain plans for permit and inspections. No permit has been obtained.
 6. Remove shutters from mobile home for safety purposes, only put on when there is an emergency hurricane warning. Shutters were removed. Corrected.
 7. Exterior maintenance of four walls required. Pressure wash and paint. Free paint at Town Hall. Building was painted and maintained.
 8. Prune and trim trees away from mobile roof for safety purposes. Trees were trimmed.
 9. Exterior maintenance of roof required. Wash or treatment. Corrected.
- Double permit fee assessed for unpermitted work.
To obtain a permit contact the Building Dept. at 954-966-4600, ext. 182.

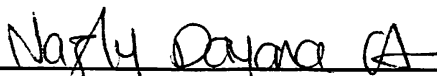
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD

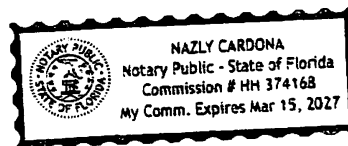


Code Enforcement Officer Signature

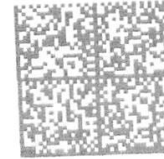
I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/20/2023



NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.63
12/14/2023 ZIP 33023
043M30245597

US POSTAGE

Sent To:

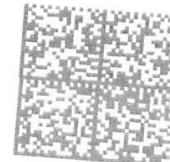
Nerida Flores

Case #:

6669

3140 W Hallandale Beach Blvd, Lot 232
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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IMI
\$000.63
12/14/2023 ZIP 33023
043M30245597

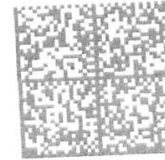
US POSTAGE

HOLIDAY HALLANDELE
MHC LLC

AONC # 6669

3140 w Hallandale Beach Blvd,
Hallandale, FL 33009.

TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



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\$000.63
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Sent To:

Nerida Flores

3140 W Hallandale Beach Blvd, Lot 232
Pembroke Park, FL 33009

Case #:

6669

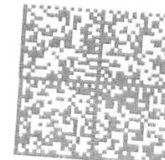
TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



HOLIDAY HALLANDELE
MHC LLC

AONC # 6669

3140 w Hallandale Beach Blvd,
Hallandale, FL 33009.



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TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Holiday Hallandale MCH
ILC



quadiant

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IMI

\$000.63⁰

12/14/2023 ZIP 33023
043M30245597

US POSTAGE

AONC #6669

8800 North Brox Ave 2nd Fl.
Skokie, IL 60077

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Corporation Service
Company



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

12/14/2023 ZIP 33023
043M30245597

US POSTAGE

AONC #6669

1201 Hays Street
Tallahassee, FL 32301.



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date:

12/12/23

Phone:

754 802 6090

Email:

NeridaFlores@aol.com

Property Address:

3120 W Hallandale beach Blvd Lot 232 Hallandale, FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Nerida Flores (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6669 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the

02-21-24

9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 09-20-23 imposing the fine of \$ 100.00 per day for violation(s) of the Town's Code of Ordinances:

5-103(a)(b)(i)(j)(k); 5-105 and 5-17.

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Nerida Flores

Petitioner's Name (Print)

Petitioner's Signature

State of Florida)

County of Broward)

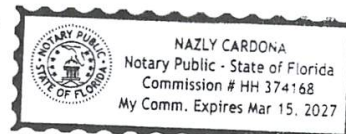
PERSONALLY APPEARED before me, the undersigned authority, Nerida Flores, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 12 day of Dec., 20 23.

Nazly Cardona (A)

Notary

My Commission expires Mar 15, 27.



Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****Bill To:**

Nerida Flores
3120 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Date 9/29/2023 12:09:33 PM

Invoice # 26812

For Code Enforcement Case#
6669

Site Address:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
Total		\$100.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	12/19/2023		\$100.00	0	\$0.00
Admin Fixed	9/20/2023		\$100.00	0	\$100.00
Total					\$100.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
9/29/2023	Credit	\$100.00
Total		\$100.00

Balance **\$0.00**

WesternUnion WU

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado

Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado

MONEY
ORDER

Walmart

***PAY EXACTLY \$100.00

22-042538499

A 363470 D 092823
T 1831 6721
220425384991 L 003163

\$100.00

PAY EXACTLY ONE HUNDRED DOLLARS AND NO CENTS

PAY TO THE
ORDER OF

3120 W Hall bch Blvd lot 232

6669

ACCOUNT #

PURCHASER'S SIGNATURE

PURCHASER BY SIGNING THIS ORDER TO THE TERMS ON THE REVERSE SIDE

⑆102100400⑆ 40220425384991⑆

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6669
Petitioner,)
)
vs.)
)
NERIDA FLORES)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 20th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #232, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: NERIDA FLORES

FOLIO NO.: 5142 29 00 0300

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(i)(j)(k); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(i)(j)(k); 5-105 and 5-17 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of September 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 20th day of September 2023.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of September, 2023.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

460 822 2000 0142 2207

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.77**

Total Postage on
 \$

Sent To
 Street and Apt. N
 City, State, ZIP+4

Postmark
 Here

CORPORATION SERVICE COMPANY
 HET #6669, #6655, #7005
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

660 822 2000 0142 2207

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HOLIDAY HALLANDALE MHC LLC
 HET #6669, #6655, #7005
 3140 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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HOLIDAY HALLANDALE MHC LLC
 HET #6669, #6655, #7005
 8800 NORTH BRONX AVE 2ND FLOOR
 SKOKIE IL 60077

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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Total Postage on
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NERIDA FLORES
 HET #6669
 3140 W HALLANDALE BEACH BLVD #232,
 PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0001 1497 7028

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.53**

Total Postage and Fee
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Sent To
 CORPORATION SERVICE COMPANY
 FO #6669
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

Street and Apt. No., P.O. Box, or Military Address
 City, State, ZIP+4®

PS Form 3800, April 2012

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 SEP 21 2023
 HOLLYWOOD FL 33021

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 HOLIDAY HALLANDALE MHC LLC
 FO #6669
 8800 NORTH BRONX AVE 2ND FLOOR
 SKOKIE IL 60077

Street and Apt. No., P.O. Box, or Military Address
 City, State, ZIP+4®

PS Form 3800, April 2012

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 HOLLYWOOD FL 33021

7022 2410 0001 1497 7050

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 NERIDA FLORES
 FO #6669
 3140 W HALLANDALE BEACH BLVD
 #232,
 PEMBROKE PARK, FL 33009

Street and Apt. No., P.O. Box, or Military Address
 City, State, ZIP+4®

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☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 HOLIDAY HALLANDALE MHC LLC
 FO #6669
 3140 W HALLANDALE BEACH BLVD ,
 PEMBROKE PARK, FL 33009

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 City, State, ZIP+4®

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 SEP 21 2023
 HOLLYWOOD FL 33021

NERIDA ALEJANDRA FLORES
3120 W HALL BCH BLVD # 232
HALLANDALE, FL 33009

Mail To:
NERIDA ALEJANDRA FLORES
3120 W HALL BCH BLVD # 232
HALLANDALE, FL 33009

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller **MUST** complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: <http://www.hsmv.state.fl.us/html/titinf.html>

CERTIFICATE OF TITLE

Identification Number 20620390AJ	Year 1976	Make HOME	Body HS	WPL-BHP 38	Vessel Regis. No.	Title Number 14669922	Lien Release Indicated in this described vehicle is hereby released
Prev. State FL	Color GNK	Primary Brand	Secondary Brand	No. of Brands	Use PRIVATE	Prev. Issue Date 04/14/2016	By Terry L. Rhoades
Odometer Status or Vessel Manufacturer's OH Use				Hull Material	Prop.	Date of Issue 04/13/2018	Title Terry L. Rhoades

Registered Owner
NERIDA ALEJANDRA FLORES
3120 W HALL BCH BLVD # 232
HALLANDALE, FL 33009

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch

Robert R. Kynoch
Director

Control Number **134209519**

10 / 12 134209519

Terry L. Rhoades

Terry L. Rhoades
Executive Director

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:

Seller Must Enter Selling Price:

We state that this ☐ 5 or ☐ 6 digit odometer now reads

☐ 1 reflects ACTUAL MILEAGE

☐ 2 is IN EXCESS OF ITS MECHANICAL LIMITS

☐ 3 is NOT THE ACTUAL MILEAGE

SELLER Must

Sign Here

Print Here

Selling Dealer's License Number

Dist No.

Tax Collected

Auction Name

License Number

PURCHASER Must

Sign Here

Print Here

CO-PURCHASER Must

Sign Here

Print Here

Lakeshore Management

February 13, 2024 11:00 AM

TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

NERIDA FLORES)

CASE NO. 6669

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NERIDA FLORES

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD #232, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NERIDA FLORES AT 11:06 A.M. ON THE 08
DAY OF SEPTEMBER 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

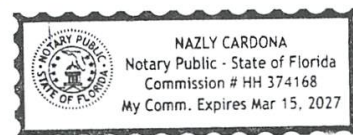
9/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of sept, 2023, by Joeline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____






Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
08/31/2023

Sent To:
Nerida Flores
3140 W Hallandale Beach Blvd, Lot 232
Pembroke Park, FL 33009

Case #:
6669

Property Owner:
Nerida Flores
3140 W Hallandale Beach Blvd, Lot 232
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514229000300

Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4 ELY 15,
ELY 50 FOR POB ELY 495, 10 SLY
200-24 WLY 65.74 SLY 63.30 SLY
169.20 SWLY 13.03 WLY 77.37 SLY
125.24 CONT SLY 31.87 SLY 60.38 ELY
43.89 SLY 70.07 SLY 63.63 WLY
323.53 NLY 673.71 WLY 320.56 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS 1/4 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 6232

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 1/28/2022 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 4

09/08/2023 11:06

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

NERIDA FLORES)

CASE NO. 6669

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NERIDA FLORES

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD #232, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NERIDA FLORES AT 11:06 A.M. ON THE 09
DAY OF AUGUST 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

9/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 13 day of Sep, 2023, by Josefine Ramirez as Code Enforcement Officer for the
Town of Pembroke Park.

Nazly Dayana
Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/31/2023

Sent To:

Nerida Flores

3140 W Hallandale Beach Blvd, Lot 232
Pembroke Park, FL 33009

Case #:

6669

Property Owner:

Nerida Flores

3140 W Hallandale Beach Blvd, Lot 232
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SLY
169.20, SWLY 13.93, WLY 77.37, SLY
125.24, CONT SLY 31.57, SLY 80.38 ELY
43.89, SLY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

1. Exterior maintenance required. Pressure wash common areas.
 2. Add grass/sod on bare spots.
 3. Installed a shed without a building permit. Obtain an architect or engineer for permit and inspections.
 4. Mobile has cinder blocks as vents without a building permit. Install proper mobile home ventilation and remove all cinder blocks. Obtain plans for permit and inspections.
 5. Remove and installed drywall in mobile home without a building permit. Obtain plans for permit and inspections.
 6. Remove shutters from mobile home for safety purposes, only put on when there is an emergency hurricane warning.
 7. Exterior maintenance of four walls required. Pressure wash and paint. Free paint at Town Hall.
 8. Prune and trim trees away from mobile roof for safety purposes.
 9. Exterior maintenance of roof required. Wash or treatment.
- Double permit fee assessed for unpermitted work.
To obtain a permit contact the Building Dept. at 954-966-4600, ext. 182.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of September, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m..

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

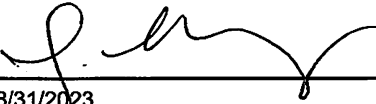
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jamirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


8/31/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:

6669

Petitioner,

vs.

Nerida Flores

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232

Respondent(s)

On 8/31/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Nerida Flores

Address: 3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #232

Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/31/2023

Notes/Mean of Correction:

1. Exterior maintenance required. Pressure wash common areas. Call for re-inspection.
2. Add grass/sod on bare spots. Call for re-inspection.
3. Installed a shed without a building permit. Obtain an architect or engineer for permit and inspections. No corrected.
4. Mobile has cinder blocks as vents without a building permit. Install proper mobile home ventilation and remove all cinder blocks. Obtain plans for permit and inspections. Not corrected.
5. Remove and installed drywall in mobile home without a building permit. Obtain plans for permit and inspections. Not corrected.
6. Remove shutters from mobile home for safety purposes, only put on when there is an emergency hurricane warning. Call for re-inspection.
7. Exterior maintenance of four walls required. Pressure wash and paint. Free paint at Town Hall. Call for re-inspection.
8. Prune and trim trees away from mobile roof for safety purposes. Call for re-inspection.
9. Exterior maintenance of roof required. Wash or treatment.

Further, Affiant sayeth naught

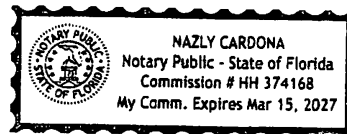
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/31/2023


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC/Nerida Flores 3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009	6669	01/28/2022
Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC/Nerida Flores 3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009	514229000300	
Legal Description:	AKA:	
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SLY 169.20, SWLY 13.93, WLY 77.37, SLY 125.24, CONT SLY 31.57, SLY 80.38 ELY 43.89, SLY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #232	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

1. Exterior maintenance required. Pressure wash common areas.
 2. Add grass/sod on bare spots.
 3. Installed a shed without a building permit. Obtain an architect or engineer for permit and inspections.
 4. Mobile has cinder blocks as vents without a building permit. Install proper mobile home ventilation and remove all cinder blocks. Obtain plans for permit and inspections.
 5. Remove and installed drywall in mobile home without a building permit. Obtain plans for permit and inspections.
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- Double permit fee assessed for unpermitted work.
To obtain a permit contact the Building Dept. at 954-966-4600, ext. 182.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Joseline Ramirez
Chief Code Enforcement Officer

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 6669

Hasler

FIRST-CLASS MAIL

01/28/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Holiday Hallandale MHC LLC
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 6669

Hasler

FIRST-CLASS MAIL

01/28/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Holiday Hallandale MHC LLC
8800 North Bronx Ave, 2nd floor
Skokie, IL 60077

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:

NERIDA FLORES
NOH #6669
3140 W HALLANDALE BEACH BLVD
#232,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7747 54

2. Article Number (Transfer from service label)

7022 2410 0001 1497 6619

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

9/15/03

- 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 (0)
- ☐ 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:

HOLIDAY HALLANDALE MHC LLC
NOH #6669
3140 W HALLANDALE BEACH BLVD ,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7747 85

2. Article Number (Transfer from service label)

7022 2410 0001 1497 6640

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

9/15/03

- 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 (0)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Nov 6669

Hasler

FIRST-CLASS MAIL

01/28/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Nerida Flores

3140 W Hallandale Beach Blvd, Lot 232
Pembroke Park, FL 33009

Case #:

6669

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage \$8.53
Total Postage and \$
Sent To HOLIDAY HALLANDALE MHC LLC
NOH #6669
Street and Apt. No 3140 W HALLANDALE BEACH BLVD,
City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, A

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage \$8.74
Total Postage and \$
Sent To NERIDA FLORES
NOH #6669
Street and Apt. No 3140 W HALLANDALE BEACH BLVD
City, State, ZIP+4 #232,
PEMBROKE PARK, FL 33009

PS Form 3800, A

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage \$8.53
Total Postage and \$
Sent To HOLIDAY HALLANDALE MHC LLC
NOH #6669
Street and Apt. No 8800 NORTH BRONX AVE 2ND FLOOR
City, State, ZIP+4 SKOKIE IL 60077

PS Form 3800, A

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage \$8.53
Total Postage and \$
Sent To CORPORATION SERVICE COMPANY
NOH #6669
Street and Apt. No 1201 HAYS STREET
City, State, ZIP+4 TALLAHASSEE, FL 32301

PS Form 3800, A

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature x <i>Howard Hanna</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>HOWARD HANNA</i> C. Date of Delivery <i>9-5-23</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #6669 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077 9590 9402 7581 2098 7747 78	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 30)
2. Article Number (Transfer from service label) 7022 2410 0001 1497 6633 PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt



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\(8\)](#).

* Denotes Multi-Parcel Sale (See Deed)

Page 591 of 747



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

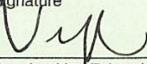
Name & Address

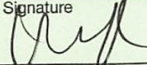
Title MANAGER

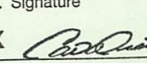
HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTSMANN, TOM

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: HOLIDAY HALLANDALE MHC LLC FO #6669 3140 W HALLANDALE BEACH BLVD , PEMBROKE PARK, FL 33009		B. Received by (Printed Name) C. Date of Delivery 9/25/23	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 7043		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (0)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: NERIDA FLORES FO #6669 3140 W HALLANDALE BEACH BLVD #232, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) C. Date of Delivery 9/25/23	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 7050		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (0)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: CORPORATION SERVICE COMPANY FO #6669 1201 HAYS STREET TALLAHASSEE, FL 32301		B. Received by (Printed Name) C. Date of Delivery 9/25/23	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 7029		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (0)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature x <u>Caesar</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: CORPORATION SERVICE COMPANY NOH #6669 1201 HAYS STREET TALLAHASSEE, FL 32301		B. Received by (Printed Name) <u>Caesar Scalia</u>	C. Date of Delivery
2. Article Number (Transfer from service label) 9590 9402 7581 2098 7747 61		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	
7022 2410 0001 1497 6626		tail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

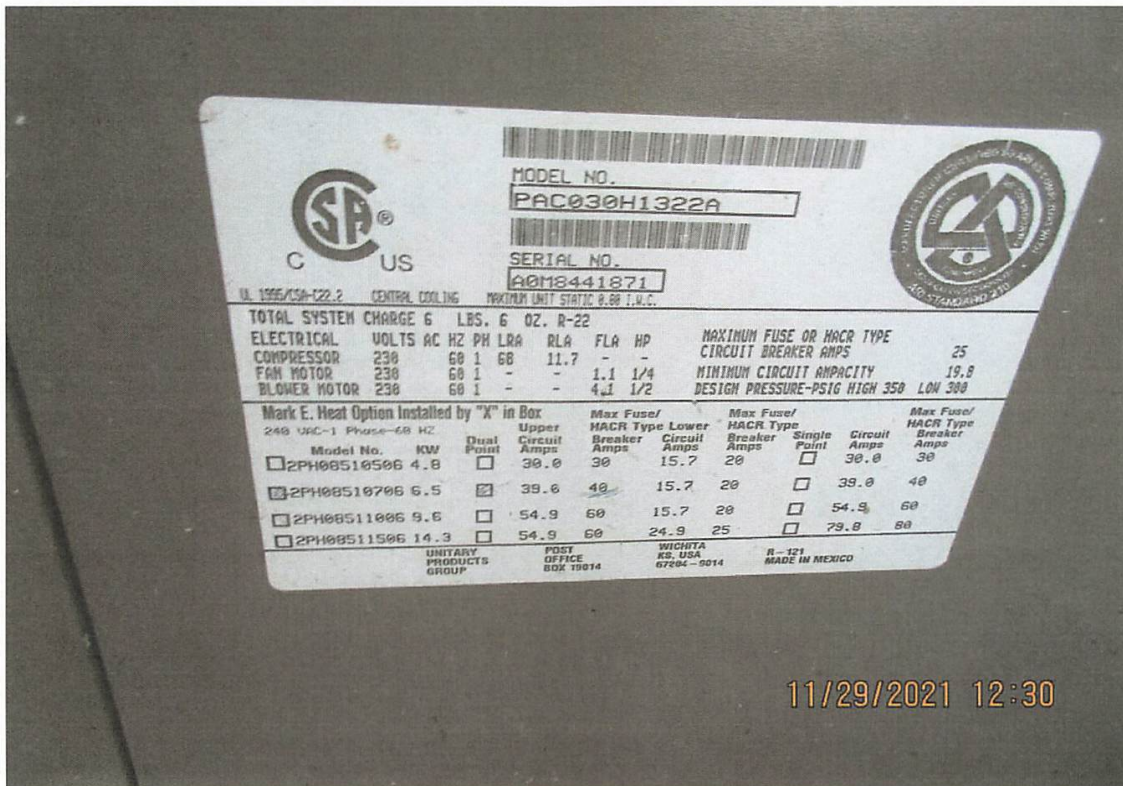


















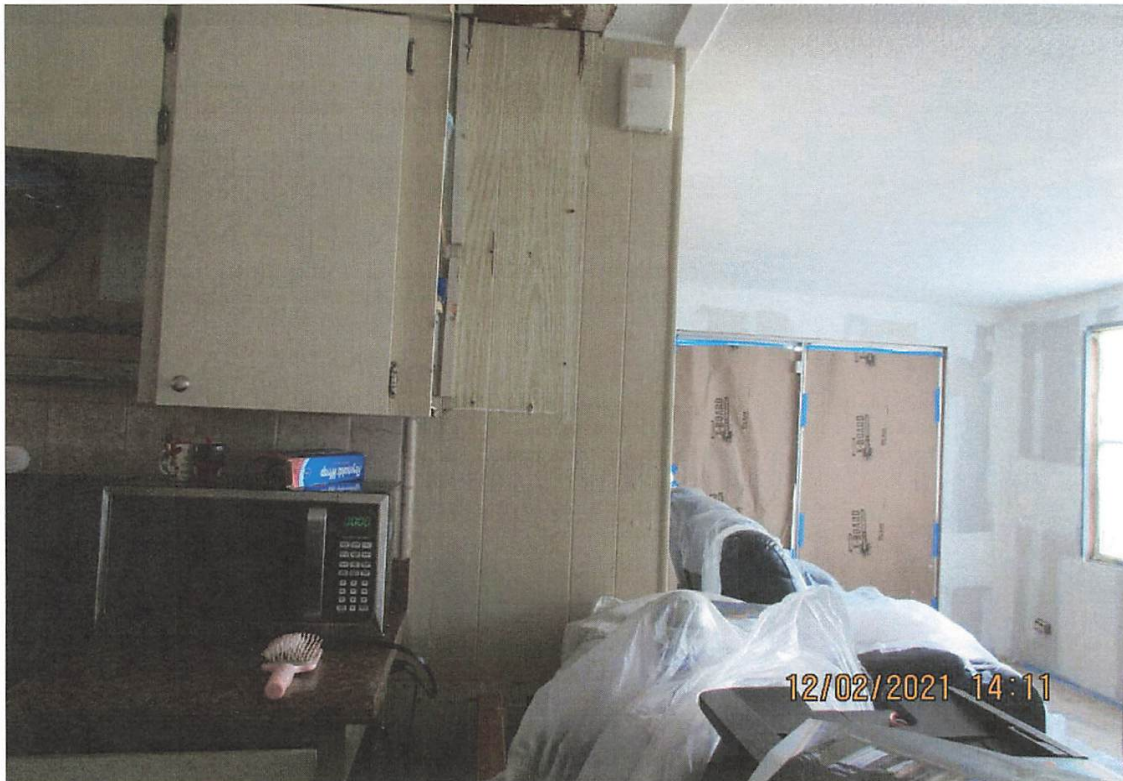


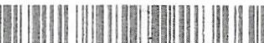










SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
☐ Complete items 1, 2, and 3. ☐ Print your name and address on the reverse so that we can return the card to you. ☐ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC HET #6669, #6655, #7005 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009  9590 9402 7581 2098 7716 61 2. Article Number (Transfer from service label) 7022 2410 0002 7328 0930	A. Signature ☐ Agent ☐ Addressee ☒ Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Adult Signature ☐ Registered Mail Restricted Delivery ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery Mail Mail Restricted Delivery 00



Transmittal Number: 28200156 null

Rejection of Service of Process

Return to Sender Information:

Code Compliance null
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023

Date: 12/20/2023
Party Served: Nerida Flores
Title of Action: Town of Pembroke Park vs. 3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009
Case/Reference No: 6669

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for the reason listed below:

The legal process MUST specifically indicate which party is being served. Sufficient copies must be furnished so that we may transmit one copy for each defendant if multiple parties are being served. We cannot make copies of process if you have not provided sufficient copies. We also cannot choose against whom, among a group of potential defendants, service is directed if none among them are specifically designated as the entity being served.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com



Transmittal Number: 28372324 null

Rejection of Service of Process

Return to Sender Information:

Joseline Ramirez null
Code Compliance Supervisor
3150 SW 52 Avenue
Pembroke Park, FL 33023

Date:	01/23/2024
Party Served:	Nerida Flores
Jurisdiction Served:	FL
Method Served:	Certified Mail
Title of Action:	Town of Pembroke Park vs. Nerida Flores
Case/Reference No:	6669

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

- **Agent** - According to our records and the records at the Secretary of State, or other appropriate state agency, we are not the registered agent for the company you are trying to serve or the status of the entity is no longer active.
- **Name** - Because two or more companies can have very similar names, the name of the company to which service of process is directed MUST BE IDENTICAL to the company name on file with the Secretary of State or other appropriate state agency.
- **Resignation** - CSC has resigned as the registered agent for the company being served.

Or the entity served is inactive at the state for one of the reasons listed below:

- **Withdrawn**
- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

It is your responsibility to verify this information with the Secretary of State or other appropriate state agency.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service of process, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****Bill To:**

NERIDA FLORES
3140 W Hallandale Beach Blvd, Lot 232
PEMBROKE PARK, FL 33009

Date 4/19/2024 12:38:09 PM

Invoice # 26862

For Code Enforcement Case#
6669

Site Address:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
3.00	Technology Convenience Fee	\$3.00
Total		\$103.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	4/21/2024		\$100.00	0	\$0.00
Admin Fixed	9/20/2023		\$100.00	0	\$100.00
Admin Fixed	2/23/2024		\$100.00	0	\$100.00
Total					\$200.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
9/29/2023	Credit	\$100.00
4/19/2024	Credit	\$103.00
Total		\$203.00

Balance (\$100.00)

Case Overview

Property/Incident Information

Owner	Address	Site Address
VENTURE UNIT 120 INC	2000 ISLAND BLVD #704 AVENTURA, FL 33160	5100 SW 41 ST, PEMBROKE PARK, FL 33023 318

Folio
514230AA0610

Legal Description

CONDADO REAL CONDO UNIT 318 PER CDO BK/PG: 32763/1084

Case Status Open	Case # 8547	Date Next Inspection 6/18/2024
-------------------------	--------------------	---------------------------------------

Notes

1. Two-bathroom renovations done without permits. Obtain plans for an after the fact permit and complete all inspections.
2. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed water heater without a permit. Obtain an after the fact permit and complete inspections.
4. Kitchen renovation done without permits. Obtain an after the fact permit and complete inspections.
5. Mold like substance in bathroom area and door entrance area. Remove mold like substance and infestation. Provide remediation report.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/23/2023		Notice of Violation	Regular Mail
1/29/2024	2/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/29/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/23/2024	2/21/2024	Final Order	Certified Mail Hand
5/23/2024	6/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail 6/5/24 5/24/24

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: 6/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/18/2024

Case Overview

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:
6/18/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$5,000.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$5,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$5,100.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

VENTURE UNIT 120 INC)

CASE NO. 8547

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: VENTURE UNIT 120 INC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5100 SW 41 ST, Unit 318, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: VENTURE UNIT 120 INC AT 10:15 A.M. ON
THE 05 DAY OF JUNE 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

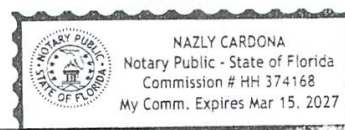

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____



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: 6/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/17/2024
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: 6/17/2024

Notes/Mean of Correction:

1. Two-bathroom renovations done without permits. Obtain plans for an after the fact permit and complete all inspections. Process #882530 in plan review for permit issuance.
2. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections. Process #882530 in plan review for permit issuance.
3. Installed water heater without a permit. Obtain an after the fact permit and complete inspections. Process #882530 in plan review for permit issuance.
4. Kitchen renovation done without permits. Obtain an after the fact permit and complete inspections. Process #882530 in plan review for permit issuance.
5. Mold like substance in bathroom area and door entrance area. Remove mold like substance and infestation. Provide remediation report. Not Corrected.

Further, Affiant sayeth naught

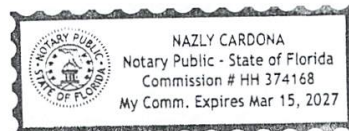
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

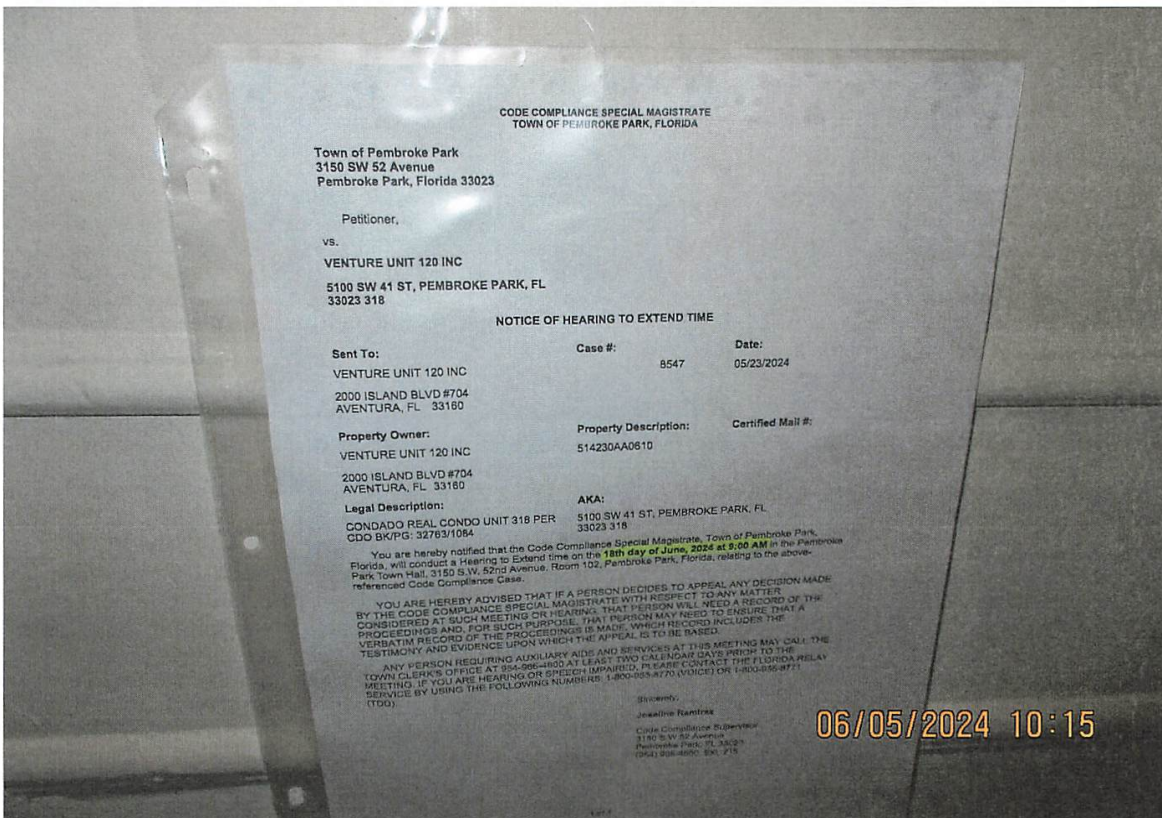
I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/17/2024


NOTARY PUBLIC, STATE OF FLORIDA





06/05/2024 10:15



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

VENTURE UNIT 120 INC

5100 SW 41 ST, PEMBROKE PARK, FL
33023 318

NOTICE OF HEARING TO EXTEND TIME

Sent To:
VENTURE UNIT 120 INC
2000 ISLAND BLVD #704
AVENTURA, FL 33180

Case #:
8547

Date:
05/23/2024

Property Owner:
VENTURE UNIT 120 INC
2000 ISLAND BLVD #704
AVENTURA, FL 33180

Property Description:
514230AA0610

Certified Mail #:

Legal Description:

CONDADO REAL CONDO UNIT 318 PER
CDD BK/PG: 32763/1084

AKA:
5100 SW 41 ST, PEMBROKE PARK, FL
33023 318

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 18th day of June, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AID AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4800 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: 1-800-955-8771 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Jeanette Ramirez

Code Compliance Supervisor
1160 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 966-4800 Ext. 219

06/05/2024 10:15

9589 0710 5270 1605 9267 47

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **8.69**

Total Postage and Fees \$

Sent To
VENTURE UNIT 120 INC
AVENTURA MANAGEMENT LLC
HET #8547
2000 ISLAND BLVD #704
AVENTURA FL 33160

City, State, ZIP+4®

PS Form 3800, JUN 2015

Postmark Here
MAY 24 2024
HILL CREST POSTAL STORE

9589 0710 5270 1605 9267 54

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **8.69**

Total Postage and Fees \$

Sent To
VENTURE UNIT 120 INC
HET #8547
5100 SW 41 ST #318,
PEMBROKE PARK, FL 33023

City, State, ZIP+4®

PS Form 3800, JUN 2015

Postmark Here
MAY 24 2024
HILL CREST POSTAL STORE

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

VENTURE UNIT 120 INC
5100 SW 41 ST, PEMBROKE PARK, FL
33023 318

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
VENTURE UNIT 120 INC	8547	05/23/2024
2000 ISLAND BLVD #704 AVENTURA, FL 33160		
Property Owner:	Property Description:	Certified Mail #:
VENTURE UNIT 120 INC	514230AA0610	
2000 ISLAND BLVD #704 AVENTURA, FL 33160		
Legal Description:	AKA:	
CONDADO REAL CONDO UNIT 318 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 318	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: MAY 17, 2024

Phone: 831-596-2007

Email: albertmontoto@gmail.com

Property Address: 5100 SW 41st unit 318 Pembroke Park FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Venture unit 120 INC (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8547 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the FEB 21, 2024 June 18, 2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on FEB 21, 2024 imposing the fine of \$ 250.00 per day for violation(s) of the Town's Code of Ordinances:

WE ARE HERE IN NEED OF REQUESTING THE 90 DAYS EXTENSION KINDLY OFFERED ON THE FEB 21, 2024 HEARING DO TO THE PERMIT PROCESS AND REVIEW BEEN SLOW AND OUT OF OUR CONTROL, PLEASE GRANTE OUR REQUEST SINCERELY.

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

MARCELO O'SHEA

Petitioner's Name (Print)

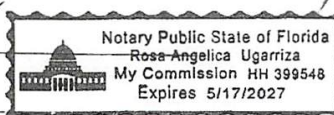
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Marcelo O'Shea, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 20 day of May, 2024.

Rosa Angelica Ugarriza
Notary
My Commission expires 5/17/27



9589 0710 5270 1605 9290 83

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and
\$ **8.69**

Sent To
Street and Apt. No.,
City, State, ZIP+4®

VENTURE UNIT 120 INC
FO #8547
5100 SW 41 ST #318,
PEMBROKE PARK, FL 33023

PS Form 3800, January 2020 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9290 76

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and
\$ **8.69**

Sent To
Street and Apt. No.,
City, State, ZIP+4®

AVENTURA MANAGEMENT LLC VENTURE
UNIT 120 INC
FO #8547
2000 ISLAND BLVD #704
AVENTURA FL 33160

PS Form 3800, January 2020 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 that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, on the front if space permits.

1. Article Addressed to:
 AVENTURA MANAGEMENT LLC VENTURE
 UNIT 120 INC
 FO #8547
 2000 ISLAND BLVD #704
 AVENTURA FL 33160

2. Article Number (Transfer from service label)
 9589 0710 5270 1605 9290 76

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

B. Received by (Printed Name)
MARCELO O SHEA

C. Date of Delivery
FEB 23 2024

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8547
Petitioner,)
vs.)
VENTURE UNIT 120 INC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 21st, 2024, 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: 5100 SW 41 ST #318, PEMBROKE PARK, FL 33023

PROPERTY OWNER: VENTURE UNIT 120 INC

FOLIO NO.: 5142 30 AA 0610

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 318 PER CDO BK/PG: 32763/1084

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 and 12-76(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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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 and 12-76(a) WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of February 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 21st of February 2024.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Feb, 2024.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

VENTURE UNIT 120 INC)

CASE NO. 8547

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: VENTURE UNIT 120 INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST, UNIT 318, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: VENTURE UNIT 120 INC AT 10:39 A.M. ON
THE 09 DAY OF FEBRUARY 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

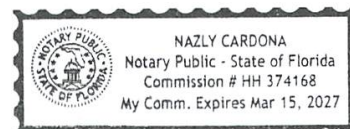
[Signature] Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of Feb, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____






Town of Pembroke Park
10000 W. 24th Avenue
Pembroke Park, FL 33023

CODE COMPLAINT NOTICE OF VIOLATION AND FORMAL HEARING

Date: 01/29/2024

Sent To: VENTURE UNIT 120 INC
2000 ISLAND BLVD #704
AVENTURA, FL 33160

Case #: 8547

Property Owner: VENTURE UNIT 120 INC
2000 ISLAND BLVD #704
AVENTURA, FL 33160

Certified Mail #:

Property Description: 514230AA0810

Legal Description: CONDADO REAL CONDO UNIT 318 PER
CDO BK/PG: 32763/1084

AKA: 5100 SW 41 ST, PEMBROKE PARK, FL
33023 318

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/23/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17 - Permit application	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, shaded plans, survey, site/landscape, calculations and any other documents that are necessary to fulfill the permitting application process.	30

(Cost No. 13-08-01, \$2.00 + 1.1%)

02/09/2024 10:39



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/29/2024

Sent To:

VENTURE UNIT 120 INC
2000 ISLAND BLVD #704
AVENTURA, FL 33160

Case #:

8547

Property Owner:

VENTURE UNIT 120 INC
2000 ISLAND BLVD #704
AVENTURA, FL 33160

Certified Mail #:

Property Description:

514230AA0610

Legal Description:

CONDADO REAL CONDO UNIT 318 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 318

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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. Two-bathroom renovations done without permits. Obtain plans for an after the fact permit and complete all inspections.
 2. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections.
 3. Installed water heater without a permit. Obtain an after the fact permit and complete inspections.
 4. Kitchen renovation done without permits. Obtain an after the fact permit and complete inspections.
 5. Mold like substance in bathroom area and door entrance area. Remove mold like substance and infestation. Provide remediation report.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of February, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

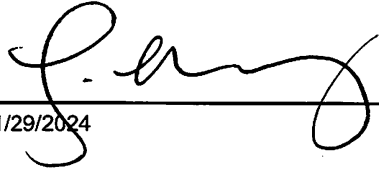
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer



1/29/2024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
8547

Petitioner,

vs.

VENTURE UNIT 120 INC
5100 SW 41 ST, PEMBROKE PARK, FL
33023 318

Respondent(s)

On 1/29/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	VENTURE UNIT 120 INC
Address:	2000 ISLAND BLVD #704 AVENTURA, FL 33160
Folio:	514230AA0610
Site Address:	5100 SW 41 ST, PEMBROKE PARK, FL 33023 318
Legal Description:	CONDADO REAL CONDO UNIT 318 PER CDO BK/PG: 32763/1084

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: 1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/29/2024
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: 1/29/2024

Notes/Mean of Correction:

1. Two-bathroom renovations done without permits. Obtain plans for an after the fact permit and complete all inspections. Not Corrected.
2. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections. Not Corrected.
3. Installed water heater without a permit. Obtain an after the fact permit and complete inspections. Not Corrected.
4. Kitchen renovation done without permits. Obtain an after the fact permit and complete inspections. Not Corrected.
5. Mold like substance in bathroom area and door entrance area. Remove mold like substance and infestation. Provide remediation report. Not Corrected.

Further, Affiant sayeth naught

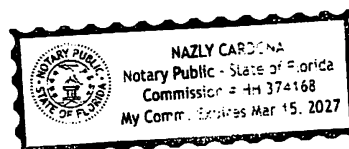
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/29/2024


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

VENTURE UNIT 120 INC
2000 ISLAND BLVD #704
AVENTURA, FL 33160

Case #:

8547

Date:

05/23/2023

Property Owner:

VENTURE UNIT 120 INC
2000 ISLAND BLVD #704
AVENTURA, FL 33160

Property Description:

514230AA0610

Certified Mail #:**Legal Description:**

CONDADO REAL CONDO UNIT 318 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 318

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/23/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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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

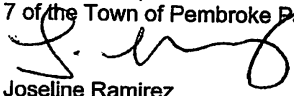
Notes/Mean of Correction:

1. Two-bathroom renovations done without permits. Obtain plans for an after the fact permit and complete all inspections.
2. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections.
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4. Kitchen renovation done without permits. Obtain an after the fact permit and complete inspections.
5. Mold like substance in bathroom area and door entrance area. Remove mold like substance and infestation.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Joseline Ramirez
Chief Code Compliance Officer



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #318, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0610
Property Owner	VENTURE UNIT 120 INC	Millage	0613
Mailing Address	2000 ISLAND BLVD #704 AVENTURA FL 33160	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 318 PER CDO BK/PG: 32763/1084		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2023 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2023*	\$11,830	\$106,430	\$118,260	\$93,100				
2022	\$9,440	\$84,980	\$94,420	\$84,640	\$1,847.66			
2021	\$8,610	\$77,490	\$86,100	\$76,950	\$1,713.91			
2023* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$118,260	\$118,260	\$118,260	\$118,260				
Portability	0	0	0	0				
Assessed/SOH	\$93,100	\$118,260	\$93,100	\$93,100				
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	\$93,100	\$118,260	\$93,100	\$93,100				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
6/19/2015	WD-Q	\$55,000	113126578					
3/30/2012	QCD-T	\$100	48684 / 925					
9/6/2011	SWD-D	\$36,200	48184 / 47					
2/2/2011	CET-D	\$5,200	47875 / 406					
9/19/2005	WD	\$137,000	40624 / 21	Adj. Bldg. S.F.		1030		
				Units/Beds/Baths		1/2/2		
				Eff./Act. Year Built: 1974/1973				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
THE VENTURE UNIT 120 INC

Filing Information

Document Number	P06000067116
FEI/EIN Number	20-8547674
Date Filed	05/11/2006
Effective Date	05/05/2006
State	FL
Status	ACTIVE

Principal Address

2000 island blvd.
apt 704
AVENTURA, FL 33160

Changed: 04/08/2014

Mailing Address

2000 island blvd.
apt 704
AVENTURA, FL 33160

Changed: 02/10/2015

Registered Agent Name & Address

AVENTURA MANAGEMENT LLC
2000 island blvd.
apt 704
AVENTURA, FL 33160

Name Changed: 02/01/2023

Address Changed: 03/26/2016

Officer/Director Detail

Name & Address

Title P

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁰

05/25/2023 ZIP 33023
043M30245597

US POSTAGE

Aventura Management LLC

Nov

Sent To:

Case #:

VENTURE UNIT 120 INC

8547

2000 ISLAND BLVD #704
AVENTURA, FL 33160

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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05/25/2023 ZIP 33023
043M30245597

US POSTAGE

VENTURE UNIT 120 INC

NOV #8547

5100 SW 41 Street #318,
Pembroke Park, FL 33023.

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 8.93

Total Postage and
\$

Sent To
Street and Apt. No.
City, State, Zip+4

PS Form 3800, Ap

VENTURE UNIT 120 INC
NOH #8547
5100 SW 41 ST #318,
PEMBROKE PARK, FL 33023

Postmark
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PS HILLCREST POSTAL STORE
JAN 30 2024
HOLLYWOOD FL 33021

7022 2410 0002 7328 3603

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 8.69

Total Postage and
\$

Sent To
Street and Apt. No.
City, State, Zip+4

PS Form 3800, Ap

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UNIT 120 INC
NOH #8547
2000 ISLAND BLVD #704
AVENTURA FL 33160

Postmark
Here

PS HILLCREST POSTAL STORE
JAN 30 2024
HOLLYWOOD FL 33021

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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26 MAY 2023PM 4 L

VENTURE UNIT 120 INC

NOV #8547

5100 SW 41 Street #31B,
Pembroke Park, FL 33023.



quadiant

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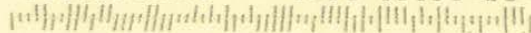
0006/02/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK
33023-6906
33023-6906

BC: 33023541350

*2938-03630-26-42

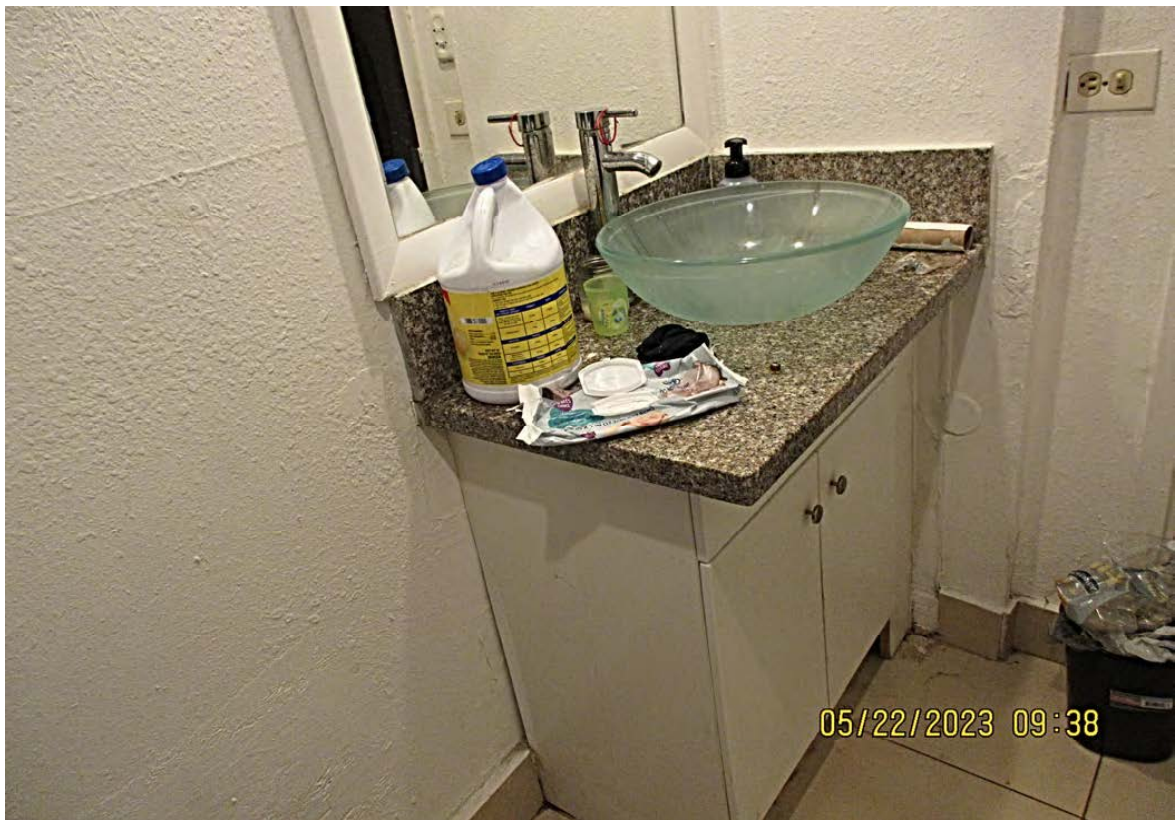


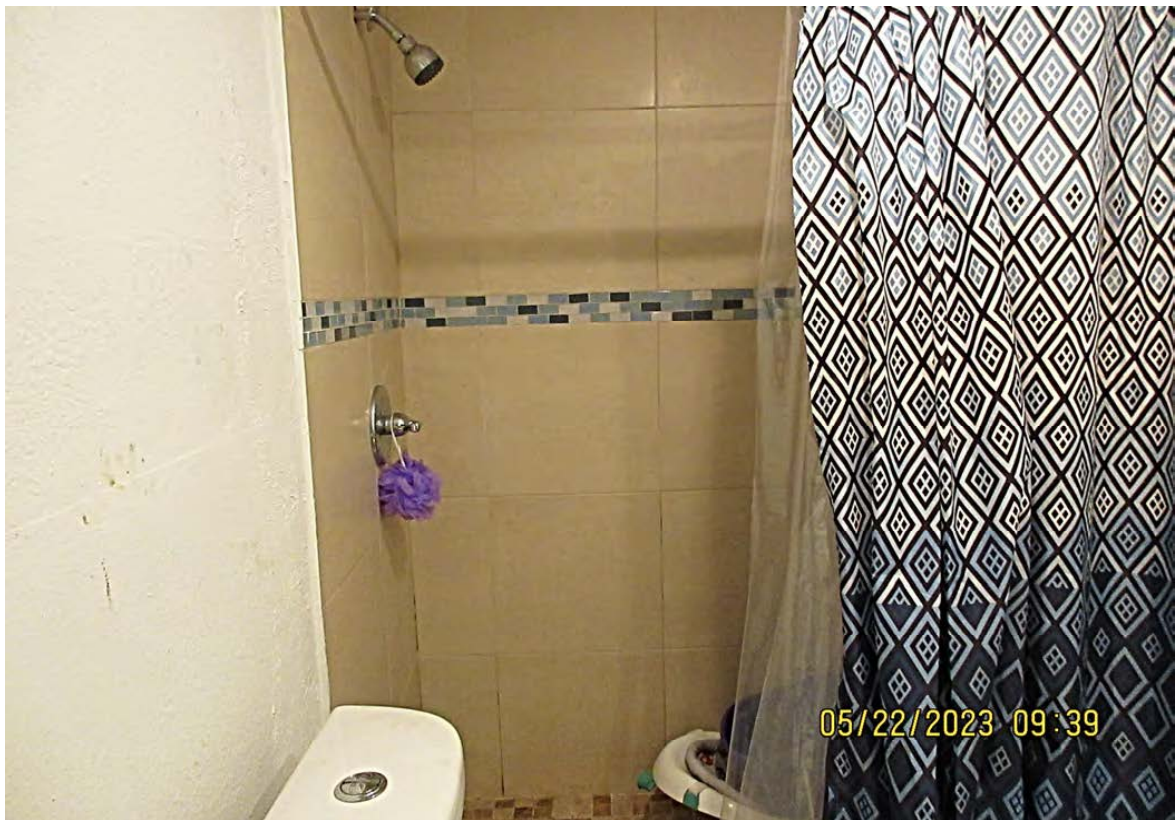


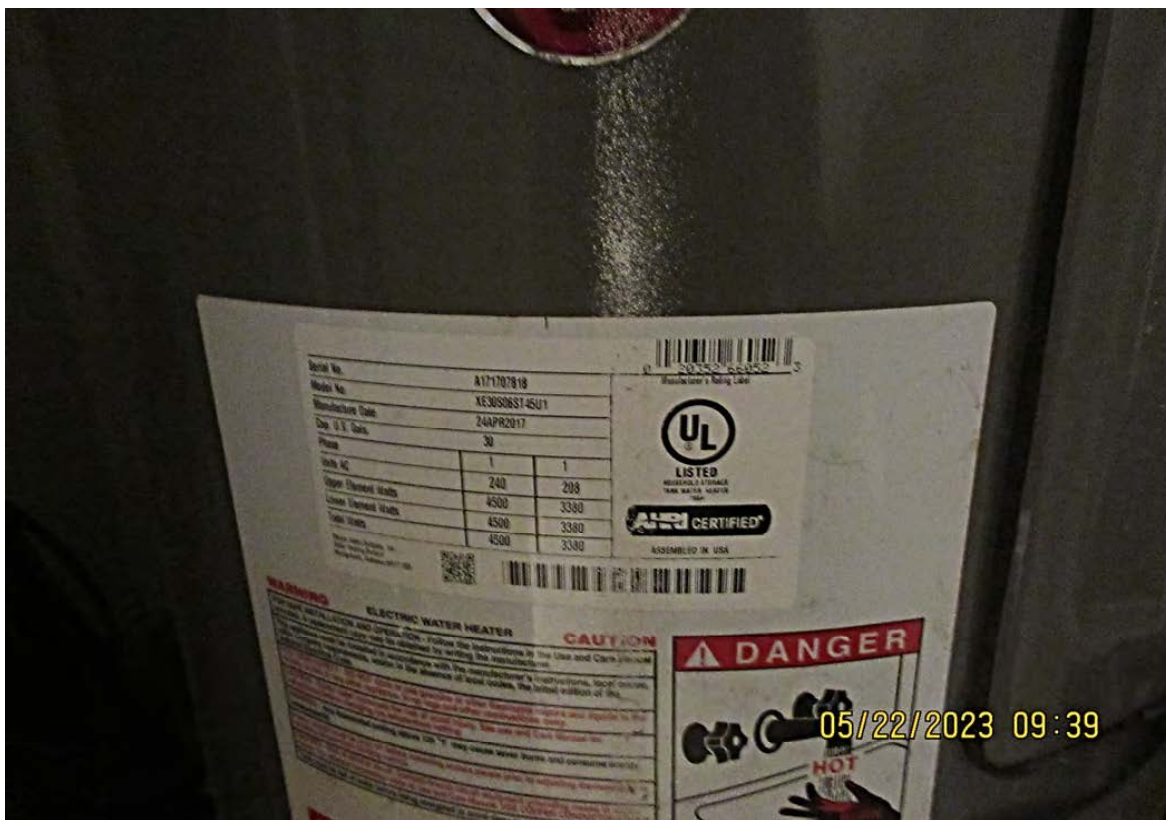




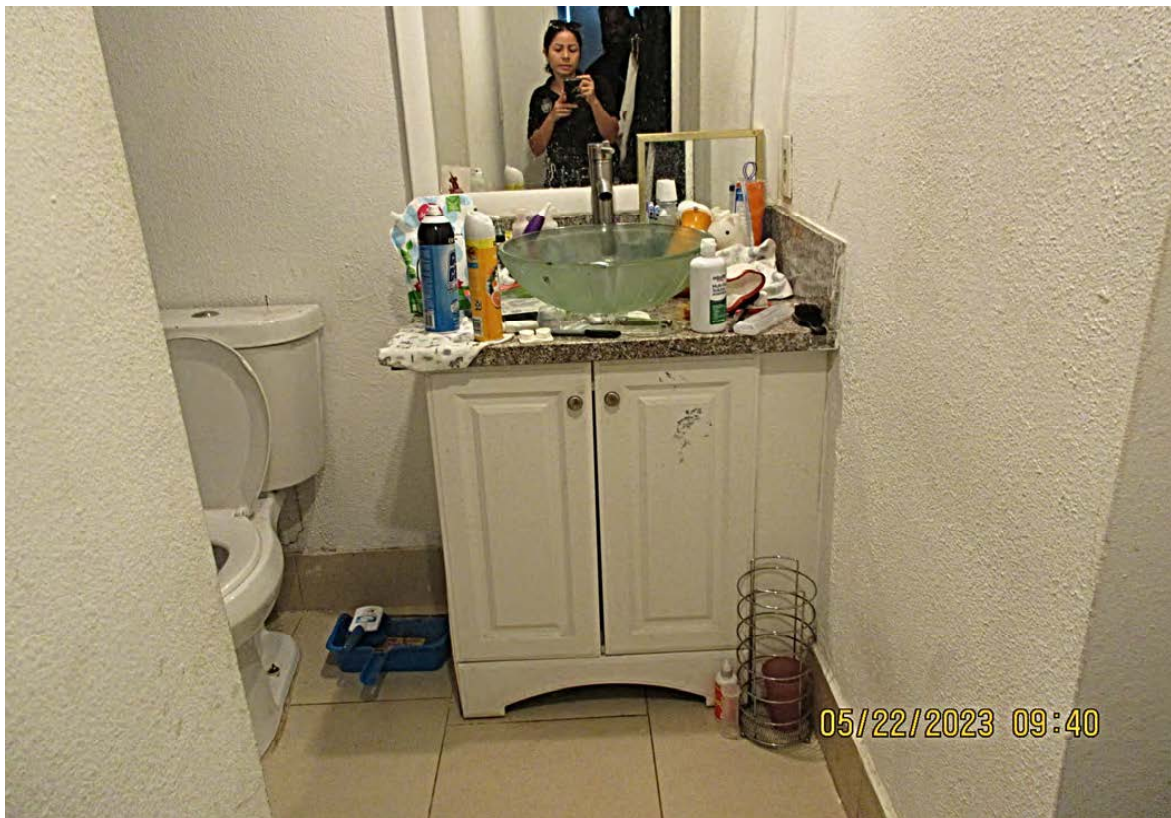


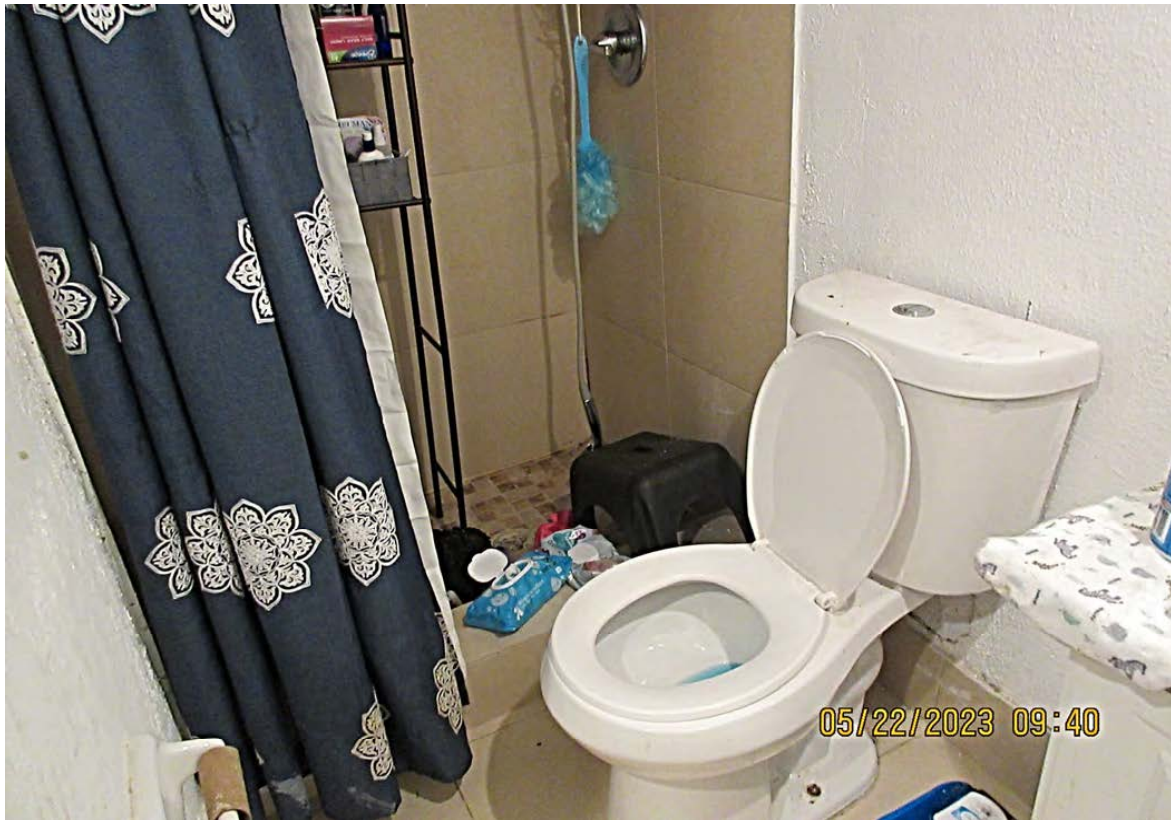
























Case Overview

Property/Incident Information

Owner	Address	Site Address
LUMAX INVESTMENTS LLC	4211 SW 32 DR West Park, FL 33023	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Folio

514230120130

Legal Description

LEE-MILL SUB 50-25 B LOT 5 BLK 2

Case Status	Open	Case #	8797	Date Next Inspection	6/18/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed new windows without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed new doors without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Gravel piled on swale. Remove gravel and put sod (grass). Keep grass area in a neat appearance. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/11/2023		Notice of Violation	Regular Mail
1/29/2024		Affidavit of Non-Compliance	Certified Mail
1/29/2024	2/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/23/2024	2/21/2024	Final Order	Certified Mail Hand
5/16/2024	6/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail 6/5/24 5/17/24

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/18/2024

Case Overview

OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	1/29/2024
--------------------------------------	---	--	-----------

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$12,500.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$12,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
2/26/2024	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$12,500.00



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
8797

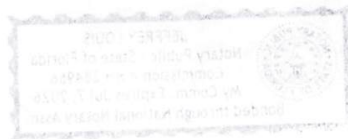
Petitioner,
vs.

LUMAX INVESTMENTS
LLC
5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

On 6/17/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	LUMAX INVESTMENTS LLC
Address:	4211 SW 32 DR West Park, FL 33023
Folio:	514230120130
Site Address:	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description:	LEE-MILL SUB 50-25 B LOT 5 BLK 2



Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/17/2024
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Notes/Mean of Correction:

1. Installed new windows without a permit. Obtain plans for an after the fact permit and complete all inspections. Permit #23358798-0 in progress with failed inspections. Must complete permit and pass all inspections.
2. Installed new doors without a permit. Obtain plans for an after the fact permit and complete all inspections. Permit #23358798-0 in progress with failed inspections. Must complete permit and pass all inspections.
3. Gravel piled on swale. Remove gravel and put sod (grass). Keep grass area in a neat appearance. Gravel has been removed, grass needs care.

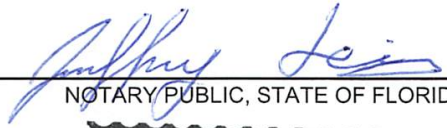
Further, Affiant sayeth naught

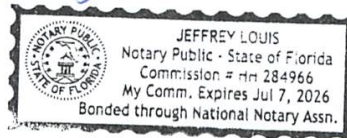
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/17/2024


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LUMAX INVESTMENTS LLC)

Respondent)

CASE NO. 8797

AFFIDAVIT OF SERVICE

TO BE SERVED: LUMAX INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5501 SW 33 ST, UNIT N, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUMAX INVESTMENTS LLC AT 09:57 A.M.
ON THE 05 DAY OF JUNE 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

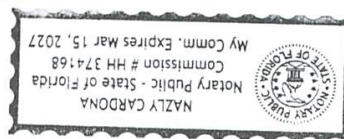
AFFIANT

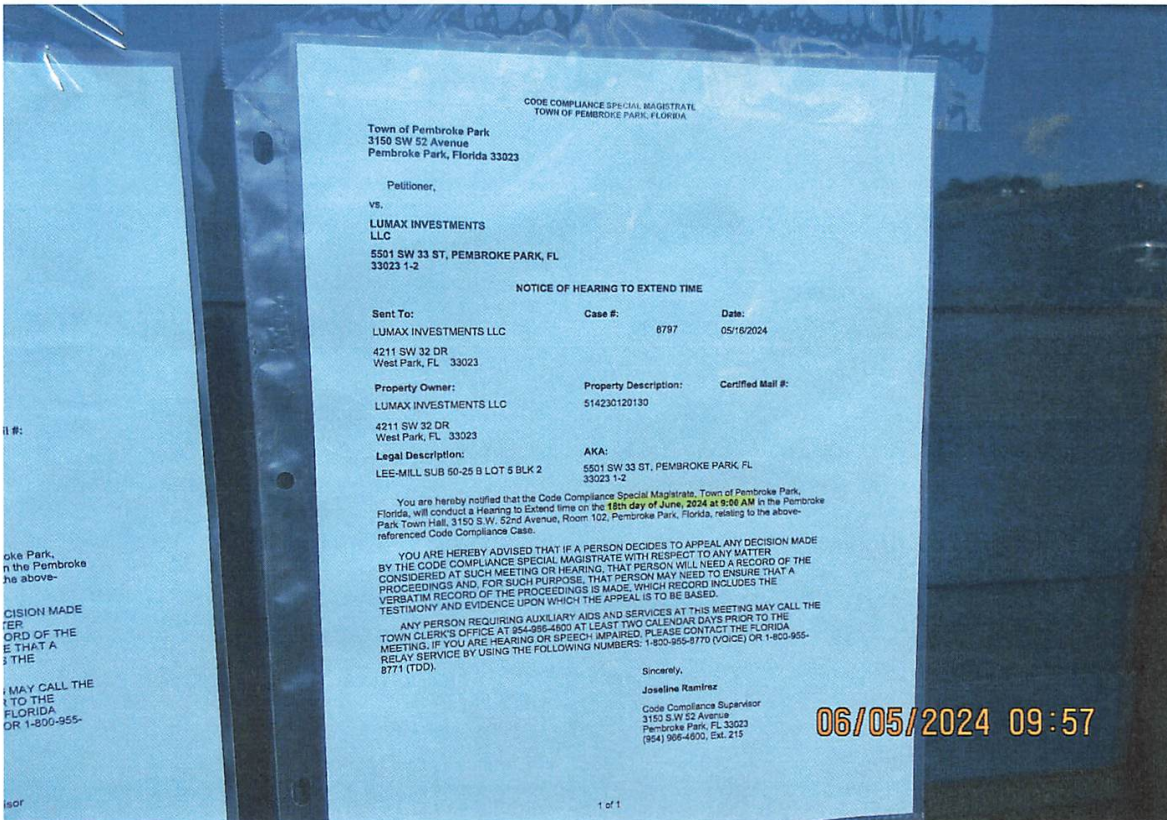
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





9589 0710 5270 1605 9266 93

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ **8.69**

Total Postage and Fees
\$

Sent To
LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
HET #9004, #8797
4211 SW 32 DR
WEST PARK FL 33023

City, State, ZIP+4®
WEST PARK FL 33023

PS Form 3800, 11-1-2019

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MAY 17 2024

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ **8.69**

Total Postage and Fees
\$

Sent To
LUMAX INVESTMENTS LLC
HET #9004, #8797
5501 SW 33 ST, #1-2
PEMBROKE PARK, FL 33023

City, State, ZIP+4®
PEMBROKE PARK, FL 33023

PS Form 3800, 11-1-2019

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MAY 17 2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**LUMAX INVESTMENTS
LLC**

**5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
LUMAX INVESTMENTS LLC	8797	05/16/2024
4211 SW 32 DR West Park, FL 33023		

Property Owner:	Property Description:	Certified Mail #:
LUMAX INVESTMENTS LLC	514230120130	
4211 SW 32 DR West Park, FL 33023		

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 04/18/24 Phone: 786 877 9810
Email: LUMAXMIAMICORP@GMAIL.COM
Property Address: 5501 SW 33 ST 1-2 PEMBROKE PARK FL, 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, LEONARDO RESCALDANI (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8797 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 06/19/2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 02/21/2024 imposing the fine of \$ 250 per day for violation(s) of the Town's Code of Ordinances:

5-(103)(1); 5-105; 22-2B and 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

LEONARDO RESCALDANI
Petitioner's Name (Print)

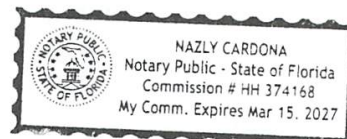
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Leonardo Rescaldani, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 18 day of April, 20 24.

Nazly Dayana CA.
Notary
My Commission expires Mar 15, 2027



**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8797
Petitioner,)
vs.)
LUMAX INVESTMENTS LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 21st, 2024, 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: LUMAX INVESTMENTS LLC

FOLIO NO.: 5142 30 12 0130

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) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of February 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 21st of February 2024.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Feb, 2024.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
LUMAX INVESTMENTS LLC) CASE NO. 8797
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: LUMAX INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5501 SW 33 ST, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUMAX INVESTMENTS LLC AT 11:03 A.M.
ON THE 09 DAY OF FEBRUARY 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

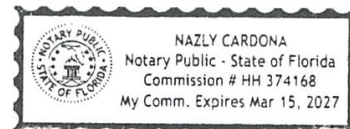
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

[Signature] Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of Feb, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature
Personally Known X OR Produced Identification _____
Type of Identification Produced _____






 Town of Pembroke Park
 3150 SW 52 Avenue
 Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 01/29/2024
 Sent To: LUMAX INVESTMENTS LLC
 4211 SW 32 DR
 West Park, FL 33023
 Property Owner: LUMAX INVESTMENTS LLC
 4211 SW 32 DR
 West Park, FL 33023
 Property Description: 514230120130
 Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 2
 AKA: 5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Case #: 8797
 Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-102.03 - Exterior maintenance of structures and premises	Porches and adjacent areas shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and alterations	Repairs and alterations shall be made so as to comply with the provisions of the building code or the proposed site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

1 of 3

Date: 01/29/2024
 Sent To: LUMAX INVESTMENTS LLC
 4211 SW 32 DR
 West Park, FL 33023
 Property Description: 514230120130
 Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 2
 AKA: 5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
 YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
 Ordinance/Regulation: BUILDING AND BUILDING REGULATIONS
 Section: Sec 5-102.03 - Exterior maintenance of structures and premises
 Description: Porches and adjacent areas shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.
 Days to Comply from Date of this Notice: 30

02/09/2024 11:03



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/29/2024

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Case #:

8797

Property Owner:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Certified Mail #:

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	30

1. Installed new windows without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed new doors without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Gravel piled on swale. Remove gravel and put sod (grass). Keep grass area in a neat appearance. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of February, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

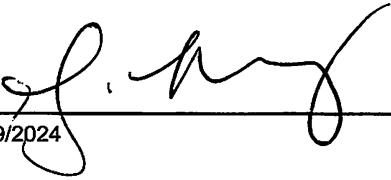
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email ramirez@tppl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


1/29/2024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:

8797

Petitioner,

vs.

LUMAX INVESTMENTS
LLC

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

On 1/29/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	LUMAX INVESTMENTS LLC
Address:	4211 SW 32 DR West Park, FL 33023
Folio:	514230120130
Site Address:	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description:	LEE-MILL SUB 50-25 B LOT 5 BLK 2

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/29/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	1/29/2024

Notes/Mean of Correction:

1. Installed new windows without a permit. Obtain plans for an after the fact permit and complete all inspections. Permit #23358798-0 in progress with failed inspections. Must complete permit and pass all inspections.
2. Installed new doors without a permit. Obtain plans for an after the fact permit and complete all inspections. Permit #23358798-0 in progress with failed inspections. Must complete permit and pass all inspections.
3. Gravel piled on swale. Remove gravel and put sod (grass). Keep grass area in a neat appearance. Gravel has been removed, grass needs care.

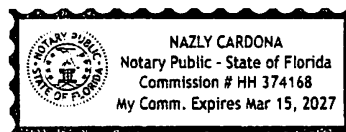
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/29/2024


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: LUMAX INVESTMENTS LLC
4211 SW 32 DR
West Park, FL 33023

Case #: 8797

Date: 08/11/2023

Property Owner: LUMAX INVESTMENTS LLC
4211 SW 32 DR
West Park, FL 33023

Property Description: 514230120130

Certified Mail #:

Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA: 5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
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OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	30

Notes/Mean of Correction:

1. Installed new windows without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed new doors without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Gravel piled on swale. Remove gravel and put sod (grass). Keep grass area in a neat appearance. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Joseline Ramirez
Chief Code Compliance Officer



Site Address	5501 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0130
Property Owner	LUMAX INVESTMENTS LLC	Millage	0613
Mailing Address	4211 SW 32 DR WEST PARK FL 33023	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 5 BLK 2		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$12,000	\$250,070	\$262,070	\$222,290	
2022	\$12,000	\$213,410	\$225,410	\$202,090	\$4,411.38
2021	\$12,000	\$191,820	\$203,820	\$183,720	\$4,080.72

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$262,070	\$262,070	\$262,070	\$262,070
Portability	0	0	0	0
Assessed/SOH	\$222,290	\$262,070	\$222,290	\$222,290
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$222,290	\$262,070	\$222,290	\$222,290

Sales History

Date	Type	Price	Book/Page or CIN
2/16/2023	WD-Q	\$380,000	118685245
12/23/2017	WD-Q	\$190,000	114800836
7/13/2012	SWD-Q-DS	\$81,500	48921 / 1301
9/19/2011	QCD-T	\$100	48235 / 1451
7/5/2011	CET-D	\$64,000	48074 / 717

Land Calculations

Price	Factor	Type
\$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1962/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
2								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LUMAX INVESTMENTS LLC

Filing Information

Document Number L18000145627
FEI/EIN Number 83-0897360
Date Filed 06/13/2018
Effective Date 06/12/2018
State FL
Status ACTIVE

Principal Address

4211 SW 32ND DRIVE
WEST PARK, CO 33023

Changed: 09/13/2018

Mailing Address

4211 SW 32ND DRIVE
WEST PARK, CO 33023

Changed: 09/13/2018

Registered Agent Name & Address

RESCALDANI, LEONARDO
4211 SW 32ND DRIVE
WEST PARK, FL 33023

Name Changed: 01/03/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

RESCALDANI, LEONARDO
4211 SW 32ND DRIVE
WEST PARK, FL 33023

Annual Reports

Report Year	Filed Date
-------------	------------

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.93**
 Total Postage and Fees \$
 Sent To **LUMAX INVESTMENTS LLC**
 Street and Apt. No. **NOH #9004, #8797**
 City, State, ZIP+4® **5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023**

PS Form 3800, A

Vertical stamp: JAN 30 2024 USPS HILLIEST POSTAL STORE

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.93**
 Total Postage and Fees \$
 Sent To **LUMAX INVESTMENTS LLC**
 Street and Apt. No. **RESCALDANI, LEONARDO**
 City, State, ZIP+4® **NOH #9004, #8797 4211 SW 32 DR WEST PARK FL 33023**

PS Form 3800, A

Vertical stamp: JAN 30 2024 USPS HILLIEST POSTAL STORE

TOWN OF PEMBROKE PARK
 3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
NOV #8797
4211 SW 32nd DRIVE,
WEST PARK, FL 33023.



quadrant
 FIRST-CLASS MAIL
 IM1
\$000.63
 08/11/2023 ZIP 33023
 043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

LUMAX INVESTMENTS LLC
NOV #8797



5501 SW 33 Street #1,2,
Pembroke Park, FL 33023.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
08/11/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
08/11/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Case #:

8797





Case Overview

Property/Incident Information

Owner	Address	Site Address
LUMAX INVESTMENTS LLC	4211 SW 32 DR West Park, FL 33023	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Folio

514230120130

Legal Description

LEE-MILL SUB 50-25 B LOT 5 BLK 2

Case Status	Open	Case #	9004	Date Next Inspection	6/18/2024
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Notes

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry. Repeat offense case 8797.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/20/2023		Notice of Violation	Regular Mail
1/29/2024	2/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/29/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/23/2024	2/21/2024	Final Order	Certified Mail Hand
5/16/2024	6/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail 5/17/24 6/5/24

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: 6/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/18/2024

Fines

Case Overview

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$12,500.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$12,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
2/27/2024	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$12,500.00



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

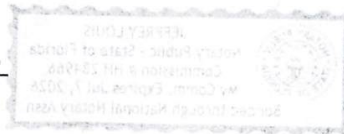
AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9004

Petitioner,
vs.

LUMAX INVESTMENTS
LLC
5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2
Respondent(s)



On 6/17/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: LUMAX INVESTMENTS LLC
Address: 4211 SW 32 DR West Park, FL 33023
Folio: 514230120130
Site Address: 5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 2

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: 6/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/17/2024

Notes/Mean of Correction:

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

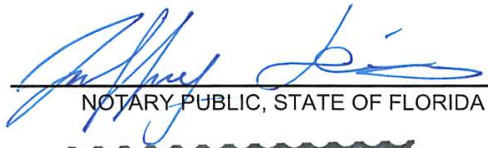
Further, Affiant sayeth naught

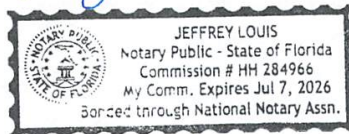
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/17/2024


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LUMAX INVESTMENTS LLC)

CASE NO. 9004

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUMAX INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5501 SW 33 ST, UNIT N, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUMAX INVESTMENTS LLC AT 09:57 A.M.
ON THE 05 DAY OF JUNE 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

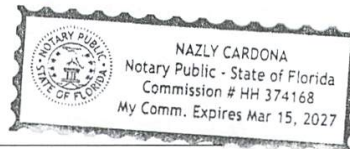

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
LUMAX INVESTMENTS
LLC
5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
LUMAX INVESTMENTS LLC 4211 SW 32 DR West Park, FL 33023	9004	05/16/2024
Property Owner:	Property Description:	Certified Mail #:
LUMAX INVESTMENTS LLC 4211 SW 32 DR West Park, FL 33023	514230120130	
Legal Description:	AKA:	
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-986-4800 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 SW 52 Avenue
Pembroke Park, FL 33023
(954) 986-4800, Ext. 215

06/05/2024 09:57

9589 0710 5270 1605 9266 93

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **8.69**

Total Postage and Fees
\$

Sent To
LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
HET #9004, #8797
4211 SW 32 DR
WEST PARK FL 33023

City, State, ZIP+4®
WEST PARK FL 33023

PS Form 3800, June 2019

Postmark Here
MAY 17 2024

9589 0710 5270 1605 9266 93

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **8.69**

Total Postage and Fees
\$

Sent To
LUMAX INVESTMENTS LLC
HET #9004, #8797
5501 SW 33 ST, #1-2
PEMBROKE PARK, FL 33023

City, State, ZIP+4®
PEMBROKE PARK, FL 33023

PS Form 3800, June 2019

Postmark Here
MAY 17 2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**LUMAX INVESTMENTS
LLC**

**5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Case #:

9004

Date:

05/16/2024

Property Owner:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Property Description:

514230120130

Certified Mail #:

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 04/18/24

Phone: 7868729810

Email: LUMAXIMAPICORP@GMAIL.COM

Property Address: 424 SW 32 DR WEST PARK FL 33023, LR
5501 SW 33ST PEMBROKE PARK FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, LEONARDO RESCOLDANI (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9004 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 06/19/2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 02/21/2024 imposing the fine of \$ 250 per day for violation(s) of the Town's Code of Ordinances:

S-105 and S-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

LEONARDO RESCOLDANI
Petitioner's Name (Print)

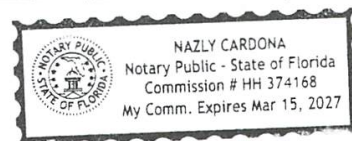
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Leonardo Rescoldani and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 18 day of April, 20 24.

Nazly Cardona GA
Notary
My Commission expires Mar 15, 2027



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Year	1959	1971	1977	1985	1995
Population (millions)	15.5	22.5	25.5	28.5	32.5
GDP (billions of dollars)	15.5	22.5	25.5	28.5	32.5
Per capita GDP (dollars)	1,000	1,000	1,000	1,000	1,000

TOWN OF PEMBROKE PARK CODE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
NOH #9004, #8797
4211 SW 32 DR
WEST PARK FL 33023

Handwritten: 2/1/24

RTXIE 331 FE 1 0002/25/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *2938-00868-30-42
UTF 33023-586311

CERTIFIED MAIL

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:
LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
NOH #9004, #8797
4211 SW 32 DR
WEST PARK FL 33023



2. Article Number (Transfer from service label)
7022 2410 0002 7328 3656

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
☐ Full Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9004
Petitioner,)
vs.)
LUMAX INVESTMENTS LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 21st, 2024, 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: LUMAX INVESTMENTS LLC

FOLIO NO.: 5142 30 12 0130

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) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of February 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 21st of February 2024.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Feb, 2024.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
LUMAX INVESTMENTS LLC) CASE NO. 9004
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: LUMAX INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5501 SW 33 ST, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUMAX INVESTMENTS LLC AT 11:03 A.M.
ON THE 09 DAY OF FEBRUARY 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

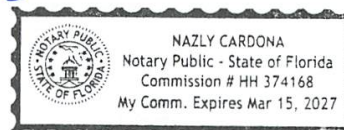
[Signature] Date: 02/09/2024
AFFIANT

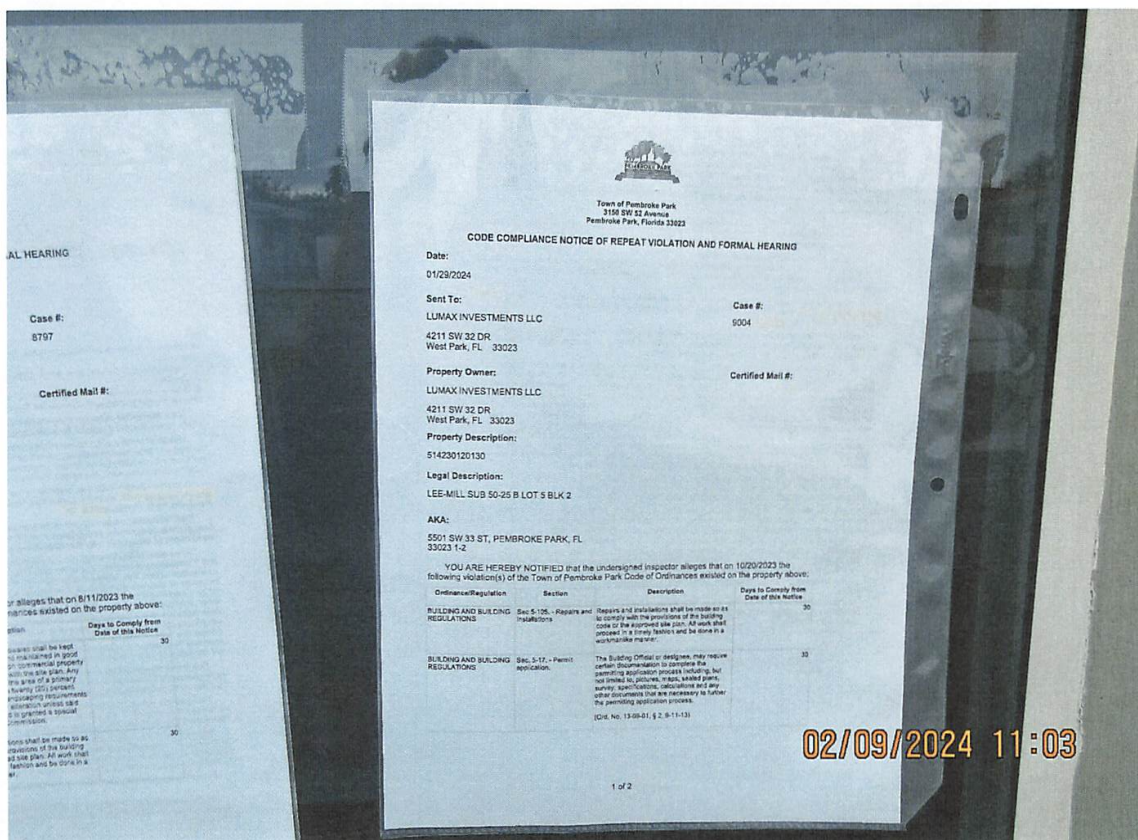
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of Feb, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona CA.
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____







Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

01/29/2024

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Case #:

9004

Property Owner:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Certified Mail #:

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections.
 2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
Repeat offense case 8797.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of February, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


1/29/2024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:

9004

Petitioner,

vs.

LUMAX INVESTMENTS
LLC

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

On 1/29/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

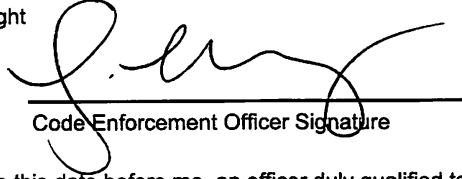
Owner Name: LUMAX INVESTMENTS LLC
Address: 4211 SW 32 DR West Park, FL 33023
Folio: 514230120130
Site Address: 5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 2

Ordinance/Regulation	Section	Description	Date Complied
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Notes/Mean of Correction:

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Further, Affiant sayeth naught



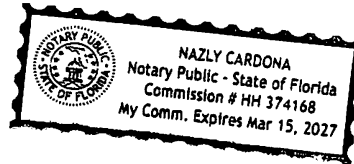
Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/29/2024



NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To: LUMAX INVESTMENTS LLC
4211 SW 32 DR
West Park, FL 33023

Case #: 9004

Date: 10/20/2023

Property Owner: LUMAX INVESTMENTS LLC
4211 SW 32 DR
West Park, FL 33023

Property Description: 514230120130

Certified Mail #:

Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA: 5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Mean of Correction:

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections.
 2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
Repeat offense.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.



Joseline Ramirez
Chief Code Compliance Officer



Site Address	5501 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0130
Property Owner	LUMAX INVESTMENTS LLC	Millage	0613
Mailing Address	4211 SW 32 DR WEST PARK FL 33023	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 5 BLK 2		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024	\$12,000	\$250,070	\$262,070	\$262,070				
2023	\$12,000	\$250,070	\$262,070	\$222,290				
2022	\$12,000	\$213,410	\$225,410	\$202,090	\$4,411.38			
2024 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$262,070	\$262,070	\$262,070	\$262,070				
Portability	0	0	0	0				
Assessed/SOH	\$262,070	\$262,070	\$262,070	\$262,070				
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	\$262,070	\$262,070	\$262,070	\$262,070				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
2/16/2023	WD-Q	\$380,000	118685245	\$2.00	6,000	SF		
12/23/2017	WD-Q	\$190,000	114800836					
7/13/2012	SWD-Q-DS	\$81,500	48921 / 1301					
9/19/2011	QCD-T	\$100	48235 / 1451					
7/5/2011	CET-D	\$64,000	48074 / 717	Adj. Bldg. S.F. (Card, Sketch)		1476		
				Units		2		
				Eff./Act. Year Built: 1962/1961				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
2								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LUMAX INVESTMENTS LLC

Filing Information

Document Number L18000145627
FEI/EIN Number 83-0897360
Date Filed 06/13/2018
Effective Date 06/12/2018
State FL
Status ACTIVE

Principal Address

4211 SW 32ND DRIVE
WEST PARK, CO 33023

Changed: 09/13/2018

Mailing Address

4211 SW 32ND DRIVE
WEST PARK, CO 33023

Changed: 09/13/2018

Registered Agent Name & Address

RESCALDANI, LEONARDO
4211 SW 32ND DRIVE
WEST PARK, FL 33023

Name Changed: 01/03/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

RESCALDANI, LEONARDO
4211 SW 32ND DRIVE
WEST PARK, FL 33023

Annual Reports

Report Year	Filed Date
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TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Lumax Investments LLC

Nov #9004

5501 SW 33 ST, #1-2.
Pembroke Park, FL 33023.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

10/20/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

10/20/2023 ZIP 33023
043M30245597

US POSTAGE

Rescaldan, Leonardo

NOV

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Case #:

9004

7022 2410 0002 7328 3641

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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
 \$ **8.93**

Total Postage and
 \$

Sent To **LUMAX INVESTMENTS LLC**

Street and Apt. No **NOH #9004, #8797**

City, State, ZIP+4 **5501 SW 33 ST #1-2,
 PEMBROKE PARK, FL 33023**

PS Form 3800, A

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 JAN 30 2024
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7022 2410 0002 7328 3656

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ **8.93**

Total Postage and
 \$

Sent To **LUMAX INVESTMENTS LLC
 RESCALDANI, LEONARDO**

Street and Apt. No **NOH #9004, #8797**

City, State, ZIP+4 **4211 SW 32 DR
 WEST PARK FL 33023**

PS Form 3800, A

Postmark Here
 JAN 30 2024
 USPS HILL WEST POSTAL STORE







Case Overview

Property/Incident Information

Owner	Address	Site Address
YESYM 5401 LLC	PO BOX 2914 HALLANDALE BEACH, FL 33008	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Folio
514230100770

Legal Description

MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Case Status Open	Case # 9501	Date Next Inspection 6/17/2024
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Notes

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.
2. Illegal dumping on swale area has become a public nuisance. Remove all trash from swale area and maintain swale periodically accordingly.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/5/2024		Notice of Violation	Certified Mail
4/5/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/17/2024	4/17/2024	Final Order	Certified Mail Hand
4/25/2024		Affidavit of Non-Compliance	Regular Mail
5/16/2024	6/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail 6/5/24
6/17/2024		Affidavit of Non-Compliance	Regular Mail 5/17/24

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	4/25/2024

Case Overview

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	4/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 6/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 6/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 6/17/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	4/25/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	4/25/2024	\$0.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
5/2/2024	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$0.00



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9501

Petitioner,

vs.

YESYM 5401 LLC
5401 SW 25 CT, PEMBROKE PARK, FL
33023

Respondent(s)

On 6/17/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	YESYM 5401 LLC
Address:	PO BOX 2914 HALLANDALE BEACH, FL 33008
Folio:	514230100770
Site Address:	5401 SW 25 CT, PEMBROKE PARK, FL 33023
Legal Description:	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Ordinance/Regulation	Section	Description	Date Complied
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.	4/25/2024
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Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. BTR application is in process, electrical and fire inspections failed. Not corrected.
2. Illegal dumping on swale area has become a public nuisance. Remove all trash from swale area and maintain swale periodically accordingly. Corrected.

Further, Affiant sayeth naught

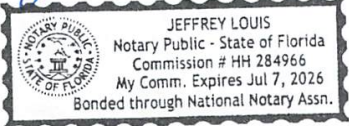
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/17/2024


NOTARY PUBLIC, STATE OF FLORIDA


JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YESYM 5401 LLC)

CASE NO. 9501

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5401 SW 25TH CT, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC AT 10:29 A.M. ON THE 05
DAY OF JUNE 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

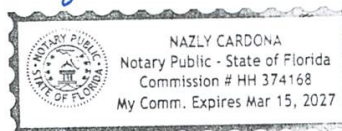
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
YESYM 5401 LLC
5401 SW 25 CT, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
YESYM 5401 LLC PO BOX 2914 HALLANDALE BEACH, FL 33008	9501	05/16/2024
Property Owner: YESYM 5401 LLC PO BOX 2914 HALLANDALE BEACH, FL 33008	Property Description: 514230100770	Certified Mail #:
Legal Description: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7.6 BLK 4	AKA: 5401 SW 25 CT, PEMBROKE PARK, FL 33023	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-955-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 955-4600, Ext. 215

06/05/2024 10:29

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

YESYM 5401 LLC

**5401 SW 25 CT, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
YESYM 5401 LLC	9501	05/16/2024
PO BOX 2914 HALLANDALE BEACH, FL 33008		
Property Owner:	Property Description:	Certified Mail #:
YESYM 5401 LLC	514230100770	
PO BOX 2914 HALLANDALE BEACH, FL 33008		
Legal Description:	AKA:	
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4	5401 SW 25 CT, PEMBROKE PARK, FL 33023	

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

9589 0710 5270 1605 9266 24

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ **8.69**
Total Postage and Fees \$
Sent To YESYM 5401 LLC
HET #9501
PO BOX 2914
HALLANDALE BEACH FL 33008
City, State, ZIP+4®
PS Form 3800, January 2002 PSN 7530-02-000-9000

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HOLLYWOOD FL 33021

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ **8.69**
Total Postage and Fees \$
Sent To MIMOUN, ROGER
HET #9501
19355 TURNBERRY WAY, 27E
AVENTURA, FL 33180
City, State, ZIP+4®
PS Form 3800, January 2002 PSN 7530-02-000-9000

POSTAL STORE
MAY 17 2024
HOLLYWOOD FL 33021

9589 0710 5270 1605 9266 31

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ **8.69**
Total Postage and Fees \$
Sent To YESYM 5401 LLC
HET #9501
5401 SW 25 CT,
PEMBROKE PARK, FL 33023
City, State, ZIP+4®
PS Form 3800, January 2002 PSN 7530-02-000-9000

POSTAL STORE
MAY 17 2024
HOLLYWOOD FL 33021

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

YESYM 5401 LLC
HET #9501
PO BOX 2914
HALLANDALE BEACH FL 33008



9590 9402 8582 3244 8665 89

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9266 24

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ 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:

MIMOUN, ROGER
HET #9501
19355 TURNBERRY WAY, 27E
AVENTURA, FL 33180



9590 9402 8582 3244 8665 72

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9266 17

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

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☒ Certified Mail®

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☐ Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



Site Address	5401 SW 25 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 10 0770
Property Owner	YESYM 5401 LLC	Millage	0613
Mailing Address	PO BOX 2914 HALLANDALE BEACH FL 33008	Use	48-01
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2024*	\$91,040	\$481,820	\$572,860	\$572,010		
2023	\$91,040	\$458,380	\$549,420	\$520,010	\$11,420.13	
2022	\$91,040	\$381,700	\$472,740	\$472,740	\$9,984.47	
2024* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$572,860	\$572,860	\$572,860	\$572,860		
Portability	0	0	0	0		
Assessed/SOH	\$572,010	\$572,860	\$572,010	\$572,010		
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	\$572,010	\$572,860	\$572,010	\$572,010		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/22/2017	WD-Q	\$420,000	114740431	\$7.00	13,006	SF
12/16/2016	WD-D	\$100,000	114165586			
8/10/2011	WD-Q	\$150,000	48116 / 1904			
5/11/2011	DR*-T		47942 / 90			
11/4/2006	QC*	\$100	43395 / 1471	Adj. Bldg. S.F. (Card, Sketch)		4110
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1965/1960		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
4110								



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: May 16 2024 Phone: 286 942 0930
Email: Vixamar2@gmail.com
Property Address: 5401 SW 25 CT 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Witney Vixamar (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9501 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 06/18/2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 4/17/24 imposing the fine of \$ 500 per day for violation(s) of the Town's Code of Ordinances:

12-41; 12-46; 15-17; 15-175; 15-40(6)
and 22-29

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Witney Vixamar
Petitioner's Name (Print)

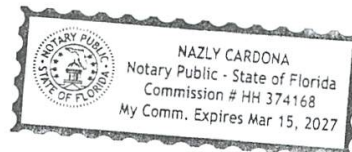
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Witney Vixamar, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 16 day of May, 2024.

Nazly Cardona
Notary
My Commission expires Mar 15, 27



Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****Bill To:**

YESYM 5401 LLC
5401 SW 25 CT
PEMBROKE PARK, FL 33009

Date 5/2/2024 4:51:35 PM**Invoice #** 26872**For** Code Enforcement Case#
9501**Site Address:**

5401 SW 25 CT, PEMBROKE PARK, FL
33023

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
Total		\$100.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	5/17/2024		\$500.00	0	\$0.00
Admin Fixed	4/17/2024		\$100.00	0	\$100.00
Total					\$100.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
5/2/2024	Credit	\$100.00
Total		\$100.00

Balance **\$0.00**

63-8413/2670

1192

YESYM 5401, LLC

Town of Pembroke Park May 02 - 2024

PAY TO THE ORDER OF

One Hundred $\frac{00}{100}$

\$ 100 $\frac{00}{100}$

DOLLARS



Security Features
Included.
Details on Back.

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

9501

[Signature]

MP

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9501
Petitioner,)
)
vs.)
)
YESYM 5401 LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 17th, 2024, 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: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: YESYM 5401 LLC

FOLIO #: 5142 30 10 0770

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-41; 12-46; 15-17; 15-175; 15-40(b) and 22-29. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-41; 12-46; 15-17; 15-175; 15-40(b) and 22-29p **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of April 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 17th of April 2024.

TOWN OF PEMBROKE PARK



Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No _____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of April, 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 8.69

Total Postage and
 \$

Sent To
 YESYM 5401 LLC
 SOCL #8352 FO #9501

Street and Apt. No.
 5401 SW 25 CT,

City, State, ZIP+4®
 PEMBROKE PARK, FL 33023

PS Form 3800, Jan 2019

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 8.69

Total Postage and
 \$

Sent To
 YESYM 5401 LLC
 MIMOUN, ROGER
 SOCL #8352 FO #9501

Street and Apt. No.
 19355 TURNBERRY WAY #27E

City, State, ZIP+4®
 AVENTURA FL 33181

PS Form 3800, Jan 2019

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature x Receptionist ☐ Agent ☐ Addressee B. Received by (Printed Name) Receptionist C. Date of Delivery 4-20-24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: YESYM 5401 LLC MIMOUN, ROGER SOCL #8352 FO #9501 19355 TURNBERRY WAY #27E AVENTURA FL 33181	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9283 45	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
YESYM 5401 LLC		CASE NO. 9501
Respondent		

A F F I D A V I T O F S E R V I C E

TO BE SERVED: YESYM 5401 LLC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 5401 SW 25 CT, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC AT 12:50 P.M. ON THE 05 DAY OF APRIL 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

T Y P E O F S E R V I C E

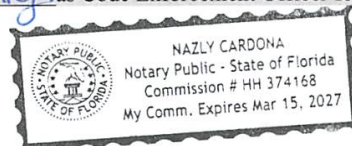
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

 DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature 
Personally Known X OR Produced Identification _____
Type of Identification Produced _____




Town of Pembroke Park
3155 SW 82 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
04/05/2024

Sent To:
YESYM 5401 LLC
19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Case #:
9501

Property Owner:
YESYM 5401 LLC
19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Property Description:
514230100770

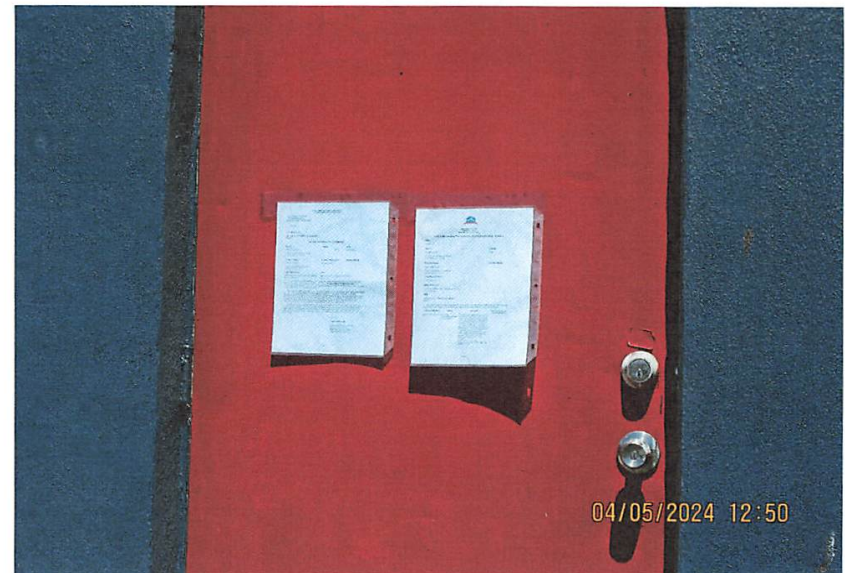
Legal Description:
MIAMI GARDENS ESTATES SEC B 44-33 B
LOT 7.8 BLK 4
AKA:
5401 SW 25 CT, PEMBROKE PARK, FL
33023

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 4/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION: Sec. 12-41. Accumulations deemed public nuisance		The accumulation of garbage, trash, rubbish or other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved street within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become visible or unsightly by residents, which or which animals, or may furnish a breeding place for mosquitoes, or otherwise endanger the public health, safety or welfare, or may reasonably cause disease, or adversely affect and impair the appearance of the community.	5

04/05/2024 12:50





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/05/2024

Sent To:

YESYM 5401 LLC

19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Case #:

9501

Property Owner:

YESYM 5401 LLC

19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Certified Mail #:

Property Description:

514230100770

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33
B LOT 7,8 BLK 4

AKA:

5401 SW 25 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-41. - 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.	9

HEALTH AND
SANITATION

Sec. 12-46. - Failure of
owner to comply with
notice; assessment for
correction by Town

Upon the failure of the property owner or
owners to remove the conditions creating the
nuisance as aforesaid within the designated
time period, the Town shall cause such
condition to be removed and shall assess the
owner or owners of the property for such
services in an amount equal to the costs
incurred by the Town in the removal and
disposal of the garbage, trash, rubbish or
other debris, which cost shall include but not
be limited to disposal fees, removal expenses
including both labor and vehicular expenses,
and an administrative fee in the amount of two
hundred fifty dollars (\$250.00).

(Ord. No. 83-8-1, § 6, 8-17-83)

9

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)

9

LICENSES AND
BUSINESS REGULATIONS

Sec. 15-175. - Certificate
of use requirements.

(a) No new commercial or industrial building or
premises or part thereof shall be occupied
until a certificate of use is issued by the Town.
Certificates of use shall not be issued until the
premises have been inspected and found to
be in compliance with all requirements of this
Code. (b) Apartment buildings, hotels, and
other multiple family residential occupancies
containing three (3) or more units and
occupied by only residential tenants shall
require one (1) certificate of use. Where these
occupancies contain commercial activities in
addition to residential tenants, an additional
certificate of use for each commercial activity
contained therein shall be required. (c) Industrial, office and commercial buildings
being occupied by a single tenant shall require
one (1) certificate of use. If an industrial, office
or commercial building contains more than
one (1) tenant, an additional certificate of use
shall be required for each separate tenant
located therein. (d) One and two family
residence...

9

LICENSES AND
BUSINESS REGULATIONS

Sec. 15-40 (b) -
Delinquent business tax
receipt fees and
penalties

Any person or business entity who engages in
or manages any business, occupation, or
profession without first obtaining a business
tax receipt, if required, is subject to a penalty
of twenty-five (25) percent of the license
business tax receipt due, in addition to any
other penalty provided by law or ordinance.

9

OBSTRUCTIONS OF
PUBLIC RIGHTS-OF-WAY

Sec. 22-29. -
Responsibility for
maintenance.

It shall be the obligation and responsibility of
the owner of property contiguous to a swale or
swale area within the Town, to maintain the
swale or swale area which his property abuts
in accordance with the provisions of this
division, and free from trash, debris and other
obstructions which may be hazardous to the
welfare of the general public.

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(Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-
1, § 2, 7-14-82)

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.
2. Illegal dumping on swale area has become a public nuisance. Remove all trash from swale area and maintain swale periodically accordingly.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

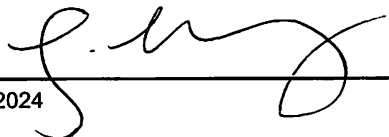
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


4/5/2024



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	5401 SW 25 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 10 0770
Property Owner	YESYM 5401 LLC	Millage	0613
Mailing Address	19355 TURNBERRY WAY #27E AVENTURA FL 33181	Use	48-01
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$91,040	\$438,290	\$529,330	\$529,330				
2023	\$91,040	\$458,380	\$549,420	\$520,010	\$11,420.13			
2022	\$91,040	\$381,700	\$472,740	\$472,740	\$9,984.47			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$529,330	\$529,330	\$529,330	\$529,330				
Portability	0	0	0	0				
Assessed/SOH	\$529,330	\$529,330	\$529,330	\$529,330				
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	\$529,330	\$529,330	\$529,330	\$529,330				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
11/22/2017	WD-Q	\$420,000	114740431	\$7.00	13,006	SF		
12/16/2016	WD-D	\$100,000	114165586					
8/10/2011	WD-Q	\$150,000	48116 / 1904					
5/11/2011	DR*-T		47942 / 90					
11/4/2006	QC*	\$100	43395 / 1471	Adj. Bldg. S.F. (Card, Sketch)		4110		
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1965/1960				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
4110								

* Denotes Multi-Parcel Sale (See Deed)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
YESYM 5401, LLC

Filing Information

Document Number L17000234172
FEI/EIN Number 82-3420392
Date Filed 11/13/2017
Effective Date 11/14/2017
State FL
Status ACTIVE

Principal Address

19355 TURNBERRY WAY
27E
AVENTURA, FL 33180

Mailing Address

PO Box 2914
Hallandale, FL 33008

Changed: 02/22/2018

Registered Agent Name & Address

MIMOUN, ROGER
19355 TURNBERRY WAY
27E
AVENTURA, FL 33180

Address Changed: 02/22/2018

Authorized Person(s) Detail

Name & Address

Title MGR

Mimoun, Roger
PO Box 2914
Hallandale, FL 33008

Annual Reports

Report Year	Filed Date
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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
 \$ **8.69**

Total Postage and
 \$

Sent To
 YESYM 5401 LLC
 NOH #9501 HCF #8352
 5401 SW 25 CT,
 PEMBROKE PARK, FL 33023

Street and Apt. No.
 City, State, ZIP+4®

PS Form 3800, January 2020 PSN 7530-02-000-9053

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
 \$ **8.69**

Total Postage and
 \$

Sent To
 YESYM 5401 LLC
 MIMOUN, ROGER
 NOH #9501 HCF #8352
 19355 TURNBERRY WAY #27E
 AVENTURA FL 33181

Street and Apt. No.
 City, State, ZIP+4®

PS Form 3800, January 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: YESYM 5401 LLC MIMOUN, ROGER NOH #9501 HCF #8352 19355 TURNBERRY WAY #27E AVENTURA FL 33181 2. Article Number (Transfer from service label) 9590 9402 8582 3244 8699 62	A. Signature X <i>Receptionist</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Receptionist</i> C. Date of Delivery <i>4-8-24</i> 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> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®												
☐ Adult Signature Restricted Delivery	☐ Registered Mail™												
☐ Certified Mail®	☐ Registered Mail Restricted Delivery												
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™												
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery												
☐ Collect on Delivery Restricted Delivery													

PS Form 3811, July 2020 PSN 7530-02-000-9053



Finance Department

TOWN OF PEMBROKE

3150 S.W. 52ND AVENUE • PEMBROKE



MIAMI FL 330

18 APR 2024 PM 1:50

9589 0710 5270 1605 9283 52



VAC

YESYM 5401 LLC
SOCL #8352 FO #9501
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

BL
4-20

33023-999955




SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 YESYM 5401 LLC
 SOCL #8352 FO #9501
 5401 SW 25 CT,
 PEMBROKE PARK, FL 33023



9590 9402 8582 3244 8698 87

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9283 52

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

☐ Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



MIAMI FL 330

17 MAY 2024 PM 2:11

9589 0710 5270 1605 9266 31



quaffent

CORRECTION
IMI

\$008.69⁰

05/17/2024 ZIP 33023
043M30245597

US POSTAGE

YESYM 5401 LLC
HET #9501
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

33023-413801



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: YESYM 5401 LLC HET #9501 5401 SW 25 CT, PEMBROKE PARK, FL 33023		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 9589 0710 5270 1605 9266 31		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



