



Town of Pembroke Park

Cancelled Amended Agenda REGULAR CODE ENFORCEMENT BOARD MEETING

Thursday, July 16, 2020 @ 6:30 PM
Council Chambers

Page

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF MINUTES

- 1 Approval of Minutes: February 21, 2019, April 25, 2019 and February 27, 2020 Meeting of the Board 7 - 22

[02 21 2019 Code Enforcement Meeting Minutes](#)

[04 25 2019 Code Enforcement Meeting Minutes](#)

[02 27 2020 Code Enforcement Meeting Minutes](#)

FORMAL HEARING - OFFICER LOUIS

- 1 CASE 4443 - BLANCA HOPKINS/LAKESHORE MOBILE HOME PARK - FORMAL HEARING - Section(s) 5-105 - No Building Permit - FIRST OFFENSE
- 2 CASE 4635 - DEBORAH LISA VAUGHN/LAKESHORE MOBILE HOME PARK - FORMAL HEARING - Section(s) 5-103(h) - Trash and Debris; 5-105 - No Building Permit - FIRST OFFENSE
- 3 CASE 4763 - LYDIA RODRIGUEZ/LAKESHORE MOBILE HOME PARK - FORMAL HEARING - Section(s) 5-103(o) - Exterior Paint Color; 5-105 - No Building Permit - FIRST OFFENSE
- 4 CASE 4768 - EAST COAST INVEST LLC/HALLANDALE LAND TRUST LLC - FORMAL HEARING - Section(s) 5-103(i) - Dead/Dying Trees; 5-103(h) - Trash/Debris/Weeds; 12-41- Accumulations Deemed Public Nuisance; 12-46 - Failure to Clean Up Penalty - FIRST OFFENSE
- 5 CASE 4769 - AMADO MONGE/LAKESHORE MOBILE HOME PARK - FORMAL HEARING- Section(s) 5-105 - No Building Permit – FIRST OFFENSE
- 6 CASE 4770 - ANA SANCHEZ/LAKESHORE MOBILE HOME PARK - FORMAL HEARING - Section(s) 5-105 – No Building Permit; 28-272 - Number of Occupants – FIRST OFFENSE
- 7 CASE 4772 - WANDA CRUZ/LAKESHORE MOBILE HOME PARK - FORMAL HEARING - Section(s) 5-105 - No Building Permit - FIRST OFFENSE
- 8 CASE 4791 - JOHN CRAWFORD/LAKESHORE MOBILE HOME PARK - FORMAL HEARING - Section(s) 5-105 - No Building Permit -FIRST OFFENSE

- 9 CASE 4792 - RUFUS MASON/LAKESHORE MOBILE HOME PARK - FORMAL HEARING - Section(s) 5-105 - No Building Permit - FIRST OFFENSE
- 10 CASE 4793 - EVER ARGUETA/LAKESHORE MOBILE HOME PARK - FORMAL HEARING - Section(s) 5-105 - No Building Permit; 28-272 - FIRST OFFENSE
- 11 CASE 4795 - JALIN PUELLO/LAKESHORE MOBILE HOME PARK - FORMAL HEARING - Section(s) 5-103(a) - Exterior Maintenance of Building; 5-105 - No Building Permit - FIRST OFFENSE
- 12 CASE 4796 - CRISTAL VILLA/LAKESHORE MOBILE HOME PARK - FORMAL HEARING - Section(s) 5-105 - No Building Permit; 28-272 - Number of Occupants - FIRST OFFENSE
- 13 CASE 4802 - GERARDO MARES/PARKER LONE PINE WEST LLC - FORMAL HEARING - Section(s) 5-105 - No Building Permit - FIRST OFFENSE
- 14 CASE 4900 - ANO LLC - FORMAL HEARING - Section(s) - 21-19 Prohibited Signs; 28-386(c)3, 28-386(c)4, 28-386(f) - Portable Storage Unit - FIRST OFFENSE
- 15 CASE 4931 - PUBLIC STORAGE PROP IV LTD DEPT PT-FL 00412 - FORMAL HEARING - Section(s) 5-1(a)(b)(c) - Address Numbers on Non Residential Buildings; 5-2(a)(1)(2)(3) - No Building Permit; 28-326 (c)(1) - Portable Storage Unit(s) Non Residential - FIRST OFFENSE
- 16 CASE 4985 - GARDEN PROPERTY 786 INC - FORMAL HEARING - Section(s) - 5-103(l) -Dead/Dying Trees; 5-103(k) - Ground surface hazard; 5-103(h) - Trash and Debris; 5-2(a) - No Building permit; 13-2 - Storage of abandon property; 15-17 - No Business Tax Receipt - FIRST OFFENSE
- 17 CASE 5006 - FD PORTFOLIO III LLC % FAMILY DOLLAR STORES INC. - FORMAL HEARING - Section(s) 5-103(c) - Exterior Wall Maintenance; 5-103(h) - Trash and Debris; 5-103(i) - Dead/Dying Trees; 5-105 - No Building Permit; 5-207 - Graffiti; 21-19 - Prohibited Signs - SECOND OFFENSE
- 18 CASE 5092 - M & A BROTHERS REALTY NO. 7 INC - FORMAL HEARING - Section(s) 5-2(a) - No Building permit; 21-19 - Prohibited signs; 21-21(7) - Temporary signs - FIRST OFFENSE
- 19 Case 4734 - BARRY LEVINE & GILMAN HALLENBECK - FORMAL HEARING - Section(s) 5-103(a) - Exterior Maintenance; 12-48 - Outside Storage - FIRST OFFENSE

FORMAL HEARING - OFFICER RAMIREZ

- 1 CASE 4720 - RUTH MIRANDA/HOLIDAY MOBILE HOME PARK - FORMAL HEARING - Section(s) 5-105 - No Building Permit - FIRST OFFENSE
- 2 CASE 4771 - BRUCE KLAIBER/LAKESHORE MOBILE HOME PARK - FORMAL HEARING - Section(s) 5-105 - No Building Permit; 28-272 - Number of Occupants - FIRST OFFENSE
- 3 CASE 4794 - ARELY TORREZ/PARKER LONE PINE WEST LLC- FORMAL

HEARING - Section(s) 5-105 - No Building Permits - FIRST OFFENSE

- 4 CASE 4798 - AZUL SUAREZ/PARKER LONE PINE WEST LLC - FORMAL HEARING - Section(s) 5-105 - No Building Permit; 28-260 - Prohibited Uses - FIRST OFFENSE
- 5 CASE 4862 - FRAMMY NUNEZ/HOLIDAY MOBILE HOME PARK - FORMAL HEARING - Section(s) - 5-103 (a)(b)(f)(j)(o) - Exterior Maintenance; 5-105 - No Building Permit; 28-272 - Number of Occupants Per Mobile Home or Recreational Vehicle - FIRST OFFENSE
- 6 CASE 4863 - DANIEL CONTRERRAS/HOLIDAY MOBILE HOME PARK - FORMAL HEARING - Section(s) 5-103(a)(b)(o) - Exterior Maintenance; 5-105 - No Building Permit - FIRST OFFENSE
- 7 CASE 4879 - CLAUDE MARCOUX/DALE VILLAGE MOBILE HOME PARK - FORMAL HEARING - Sections(s) 5-105 - No Building Permit - FIRST OFFENSE
- 8 CASE 4934 - PEMBROKE CROWN LLC/WHOLESALEERS OF T-SHIRTS & APPAREL - FORMAL HEARING - Section(s) 5-2(a)(b) - No Building Permit; 15-17 - No Business Tax Receipt; 15-24 - Tax Payment Required to Engage in Business; 28-346(c)(1)(2)(3)(4)(f) - Prohibited Portable Storage Units - FIRST OFFENSE
- 9 CASE 4935 - PEMBROKE CROWN LLC/AAA CLOSEOUT - FORMAL HEARING - Section(s) 5-2(a)(b) - No Building Permit; 15-17 - No Business Tax Receipt; 15-24 - Tax Payment Required to Engage in Business; 28-346(c)(1)(2)(3)(4)(f) - Prohibited Portable Storage Units - FIRST OFFENSE
- 10 CASE 4945 - QUINTERO & BROTHERS LLC - FORMAL HEARING - Section(s) 5-103 (a)(b)(c)(i)(j) - Exterior Maintenance; 5-105 - No Building Permit; 15-17 - Business Tax Receipt Required; 15-24 - Tax Payment Required to Engage in Business; 27-33 - Overgrown Vegetation; 28-106 - Intent - FIRST OFFENSE
- 11 CASE 4951 - CONDADO REAL CONDOMINIUM ASSOCIATION, INC. - FORMAL HEARING - Section(s) 11-32 - Overloaded Dumpsters; 11-33 - Public Nuisance; 11-34 - Responsibility of Property Owners; 11 - 11-46(c) - Unpaid Waste Services; 12-41 - Accumulations of Trash Deemed Public Nuisance; 12-46 - Failure to Clean Up Penalty - SECOND OFFENSE
- 12 CASE 4952 - CONDADO REAL CONDOMINIUM ASSOCIATION, INC. - FORMAL HEARING - Section(s) 5-103(a)(c)(i) - Exterior Maintenance - SECOND OFFENSE
- 13 CASE 4953 - CONDADO REAL CONDOMINIUM ASSOCIATION, INC. - FORMAL HEARING - 12-41 - Accumulations of Trash Deemed Public Nuisance; 12-46 - Failure to Clean Up Penalty - THIRD OFFENSE

HEARING TO EXTEND TIME - OFFICER LOUIS

- 1 CASE 4397 - TANIA GALLARDO/BAMBOO MOBILE HOME PARK - HEARING TO EXTEND TIME - Section(s) 5-105 - No Building Permit - FIRST OFFENSE

HEARING TO EXTEND TIME - OFFICER RAMIREZ

- 1 CASE 4555 - ISBEL RUIZ/ LAKESHORE MOBILE HOME PARK - HEARING TO EXTEND TIME - Section(s) 5-105 - No Building Permit - FIRST OFFENSE
- 2 CASE 4564 - MELBA CABRERA/HOLIDAY MOBILE HOME PARK - HEARING TO EXTEND TIME - Section(s) 5-105 - No Building Permit - FIRST OFFENSE
- 3 CASE 4634 - LAKESHORE MOBILE HOME PARK LLC - HEARING TO EXTEND TIME - Section(s) 5-105 - No Building Dept - FIRST OFFENSE
- 4 CASE 4773 - GLADYS DUPRAT/LAKESHORE MOBILE HOME PARK - HEARING TO EXTEND TIME - Section(s) 5-105 - No Building Permit - FIRST OFFENSE

HEARING TO CONFIRM FINE - OFFICER RAMIREZ

- 1 CASE 4560 - AXS POINT - HEARING TO CONFIRM FINE - Section(s) - 5-2(b) - No Building Permit; 5-87- No Permit for Dredging - FIRST OFFENSE
- 2 CASE 4582 - EDDIE ESCOBAR/GREEN ACRES MOBILE HOME PARK - HEARING TO CONFIRM FINE - Sections(s) 5-105 - No Building Permit - FIRST OFFENSE
- 3 CASE 4644 - WAREHOUSE 1800 LLC/PETER MEIKLE - HEARING TO CONFIRM FINE - Section(s) 15-17 - No Business Tax Receipt - FIRST OFFENSE
- 4 CASE 4721 - CONRADO MUNERO/PEMBROKE PARK LAKES MOBILE HOME PARK - HEARING TO CONFIRM FINE - Section(s) 5-105 - No Building permit - FIRST OFFENSE
- 5 CASE 4724 - GIANT OIL INC/MOBILE - HEARING TO CONFIRM FINE - Section(s) 5-2(a) - No Building Permit - FIRST OFFENSE
- 6 CASE 4725 - 2727 S PARK RD LLC/FIRE WHOLESale - HEARING TO CONFIRM FINE - Section(s) 28-262 - Locating Mobile Home Outside Parks; 28-346(c)(1)(f)(c)(3) - Portable Storage Units; 5-2(a) - No Building Permit - FIRST OFFENSE
- 7 CASE 4746 - PEMBROKE PARK WAREHOUSES HOLDING - HEARING TO CONFIRM FINE - Section(s) 5-2 (a)(b) - No Building Permit - FIRST OFFENSE
- 8 CASE 4889 - ALEX HUDSON/INVESTMENT LAWYERS LLC - Section(s) 4-5 - Keeping of Animals - FIRST OFFENSE

HEARING TO ABATE FINE - OFFICER RAMIREZ

- 1 CASE 4578 - DREWBOY INC./THE POLO CLUB INC. - HEARING TO ABATE FINE - Section(s) 13-2 - Storage of Abandoned Property in the Open Prohibited - FIRST OFFENSE
- 2 CASE 4644 - WAREHOUSE 1800 LLC/PETER MEIKLE - HEARING TO ABATE FINE - Section(s) 15-17 - No Business Tax Receipt - FIRST OFFENSE
- 3 CASE 4724 - GIANT OIL INC./MOBILE - HEARING TO ABATE FINE - Section(s) 5-2(a) - No Building Permit - FIRST OFFENSE

ATTORNEY COMMENTS

COMMENTS FROM THE PUBLIC

COMMENTS FROM THE BOARD

ADJOURNMENT

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

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

DECORUM - ALL COMMENTS MUST BE ADDRESSED TO THE COMMISSION AS A BODY 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 COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION IS GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR IN OPPOSITION TO A SPEAKER OR HIS/HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBERS. PLEASE MUTE OR TURN OFF YOUR CELL PHONE OR PAGER AT THE START OF THE MEETING. FAILURE TO DO SO MAY RESULT IN BEING BARRED FROM THE MEETING. PERSONS EXITING THE CHAMBER SHALL DO SO QUIETLY.



TOWN OF PEMBROKE PARK
Code Enforcement Board Meeting
Commission Chambers
3152 SW 52 Avenue
Pembroke Park, FL 33023
Thursday, February 21, 2019
7:00 PM

Ellen Roach
Edward Maley
Chairperson Robert Janzer
Fredericka McLean
James Lawless
Mr. Schrader

Chief Code Officer Jeffrey Louis
Code Enforcement Officer Joseline Ramirez
Town Attorney Christopher Ryan
Attorney Harry Hipler
Attorney Michael Seigler

CODE ENFORCEMENT BOARD MEETING MINUTES

ROLL CALL:

The meeting was called to order at 7:02 pm by Chairperson Robert Janzer. Present at the meeting were Ellen Roach; Edward Maley; Chairperson Robert Janzer; Fredericka McLean; James Lawless; Mr. Schrader

Additional staff in attendance were: Attorney Michael Seigler; Attorney Hipler; BSO Liaison Rose Vierra.

CALL TO ORDER by Chairperson Robert Janzer at 7:02 pm.

Mr. Jacobs Resigned as of January 5, 2019

PLEDGE OF ALLEGIANCE: led by Chairperson Robert Janzer

At this time, all those who were going to testify in any case on this agenda were sworn in by Ms. Ramirez.

CASE 2244 – CICALSE FAMILY LLC – HEARING TO ABATE FINE – Section (s) – 5-2 – No Building Permit; Section 28-92 - No Commission Approval For Zoning – FIRST OFFENSE

Robert Cicalse and Angel Cicalse spoke on record

Ms. Roach motioned to reduce the fine to \$1,000.00, if the violation is not corrected within 30 days, the fine will be reverted back to the original amount, seconded by Ms. Mclean, **MOTION PASSED 6-1**. Mr. Maley opposed.

CASE 4944 – DAVIS TOURS INC. – HEARING TO ABATE FINE – Section (s) 28-92 - Types of Structures Requiring Written Approval of Town Commission; Section (s) - 5-2 (a)(1) – No Building Permit; Section 27-33 – No Maintenance; Section 28-304 Surface of Parking Area – FIRST OFFENSE

Jim Davis spoke on record

Warren Smith spoke on record

Ms. Roach made a motion that based on the evidence presented to the Code Enforcement Board in Case **4944** the fine be abated to \$3,246.00 has to be paid within 30 days, seconded by Ms. Mclean, **MOTION PASSED 5-1**. Mr. Maley opposed.

CASE 4304 – YAIME JIMENEZ – HEARING TO EXTEND TIME – Section (s) 5-105 – No Building Permit – FIRST OFFENSE

Yaime Jimenez spoke on record

Mr. Maley motioned to extension of time for 30 days for completion of work, seconded by Ms. Roach, **MOTION PASSED 6-0**.

CASE 4304 – YAIME JIMENEZ – HEARING TO CONFIRM FINE – Section (s) 5-105 – No Building Permit – FIRST OFFENSE

Mr. Maley motioned dismiss the case, seconded by Mr. Mclean, **MOTION PASSED 6-0**.

CASE 2240 – YEZID ARANGO – HEARING TO CONFIRM FINE – Section (s) 5-105 – No Building Permit – FIRST OFFENSE

Mr. Maley motioned to confirm the fine of \$6,450.00, seconded by Ms. Roach, **MOTION PASSED 6-0**.

CASE 2278 – TRINITY BROADCASTING OF FL INC. – HEARING TO CONFIRM FINE – Section (s) FBC 109.3.3 – No Building Permit – FIRST OFFENSE

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Ms. Roach motioned to confirm the fine of \$6,350.00, seconded by Mr. Maley, **MOTION PASSED 6-0.**

ATTORNEY COMMENTS: NONE

COMMENTS FROM THE BOARD: NONE

COMMENTS FROM THE PUBLIC: NONE

ADJOURNMENT

Since there was no further business, Chairperson Janzer entertained a motion to adjourn. Ms. Roach made a motion, seconded by Mr. Maley, to adjourn the meeting. The motion was carried unanimously by voice vote and the meeting was adjourned at 7:45 P.M.

Commission approved on: _____

ATTEST:

(SEAL)

Robert Janzer
Chairperson

Jeffrey Louis
Chief Code Enforcement Officer

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will 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 Commission as a body 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 Commission by the presiding officer, unless permission to continue or again address the commission is granted by the

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Town of Pembroke Park
Code Enforcement Meeting
February 21, 2019

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.



TOWN OF PEMBROKE PARK
Code Enforcement Board Meeting
Commission Chambers
3152 SW 52 Avenue
Pembroke Park, FL 33023
Thursday, April 25, 2019
7:00 PM

DRAFT

Ellen Roach
Edward Maley
Chairperson Robert Janzer
Mr. Schrader
James Lawless

Chief Code Officer Jeffrey Louis
Code Enforcement Officer Joseline Ramirez
Town Attorney Christopher Ryan
Attorney Harry Hipler

CODE ENFORCEMENT BOARD MEETING MINUTES

ROLL CALL:

The meeting was called to order at 7:00 pm by Chairperson Robert Janzer. Present at the meeting were Ellen Roach; Edward Maley; Chairperson Robert Janzer; James Lawless; Mr. Schrader

ABSENT: Fredericka McLean

Additional staff in attendance were: Attorney Michael Seigler; Attorney Hipler; BSO Liaison Rose Vierra.

CALL TO ORDER by Chairperson Robert Janzer at 7:00 pm.

Mr. Jacobs Resigned as of January 5, 2019

PLEDGE OF ALLEGIANCE: led by Chairperson Robert Janzer

At this time, all those who were going to testify in any case on this agenda were sworn in by Ms. Ramirez.

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Town of Pembroke Park
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CASE 2240 – YEZID ARANGO – HEARING TO ABATE FINE – Section (s) 5-105 – No Building Permit – FIRST OFFENSE

Yezid Arango spoke on record

Mr. Maley motioned to abate the fine to \$00.00, Seconded by Mr. Schrader, **MOTION PASSED 3-2**. Ms. Roach and Mr. Janzer opposed.

CASE 1240 - TOPPERS PROPERTIES LLC/ NORTH FISH USA BAY – FORMAL HEARING – Section (s) 5-2 – No Building Permit; 15-17 – No Business Tax Receipt; 21-23

Illegal Sign – FIRST OFFENSE

Gary (Inaudible) spoke on record

Peter Baranchook spoke on record

Elena Chyorny spoke on record

Mr. Maley made a motion that based on the evidence presented to the Code Enforcement Board in Case **1240**, The Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violation must be corrected within 30 days from today and the mandatory administration fee of \$100.00 has been assessed. If the violations are not corrected within 30 days, the Board imposes a per diem fine of \$250.00 for each day the violation continues until corrected, seconded by Ms. Roach, **MOTION PASSED 5-0**

CASE 4379 – KEVIN HORN – FORMAL HEARING – Section (s) 5-105 – No Building Permit – FIRST OFFENSE

Kevin Horn spoke on record

7:41:51 Ms. Roach made a motion that based on the evidence presented to the Code Enforcement Board in Case **4379**, The Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violation must be corrected within 60 days from today and the mandatory administration fee of \$100.00 has been assessed. If the violations are not corrected within 60 days, the Board imposes a per diem fine of \$50.00 for each day the violation continues until corrected, seconded by Mr. Maley, **MOTION PASSED 5-0**

CASE 4441 – COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORE INC. - FORMAL HEARING – Section (s) 5-2 (a)(b) – No Building Permit – SECOND OFFENSE

Mr. Maley made a motion to dismiss the case, seconded by Ms. Roach, **MOTION PASSED 5-0**

ATTORNEY COMMENTS: NONE

COMMENTS FROM THE BOARD:

In case number 2240 Chairman Janzer asked as to how this case started Jan 2018 to today April 2019 on first offense. Chief Code Enforcer Louis stated that they did not complete the permitting process in the time frame allotted, therefore, they are in front of the code board at this time.

Mr. Maley asked when was the levied fine was taken out from the Code Enforcement process. Ms. Ramirez stated that the Town Attorney's office pointed out that levied fines are not within the Code Enforcement member's authority, therefore it was removed from the process.

FROM THE PUBLIC: NONE

ADJOURNMENT

Since there was no further business, Chairperson Janzer entertained a motion to adjourn. Ms. Roach made a motion, seconded by Mr. Maley, to adjourn the meeting. The motion was carried unanimously by voice vote and the meeting was adjourned at 7:52pm

Commission approved on: _____

ATTEST:

(SEAL)

Robert Janzer
Chairperson

Jeffrey Louis
Chief Code Enforcement Officer

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will 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 Commission as a body and not to individuals. Any person making impertinent or slanderous remarks, or who becomes boisterous while

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addressing the Commission, shall be barred from further audience before the Commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the Commission members present. No clapping, applauding, heckling or verbal outbursts in support or in opposition to a speaker or his/her remarks shall be permitted. No signs or placards shall be allowed in the Commission Chambers. Please mute or turn off your cell phone or pager at the start of the meeting. Failure to do so may result in being barred from the meeting. Persons exiting the Chamber shall do so quietly.



TOWN OF PEMBROKE PARK

Code Enforcement Board Meeting

Commission Chambers

3152 SW 52 Avenue

Pembroke Park, FL 33023

Thursday, February 27, 2020

7:00 PM

Ellen Roach
Mr. Schrader
Chairperson Robert Janzer
Fredericka McLean

Chief Code Officer Jeffrey Louis
Code Enforcement Officer Joseline Ramirez
Town Attorney Christopher Ryan
Attorney Harry Hipler
Code Board Secretary Suzi Reutlinger

CODE ENFORCEMENT BOARD MEETING MINUTES

ROLL CALL:

The meeting was called to order at 7:00 pm by Chairperson Robert Janzer. Present at the meeting were Ellen Roach; Chairperson Robert Janzer; Fredericka McLean; Gary Schrader

ABSENT:

Edward Maley – excused

Additional staff in attendance were: Attorney Harry Hipler; Interim Building Official Miguel Nunez; Building Administrative Assistant Lucy Manzerolle; Interim Town Clerk Marlen D. Martell; Assistant to the Administrative Assistant to the Town Clerk Suzi Reutlinger; Assistant Public Works Director Myriam Jacques; Assistant Town Manager Newall Daughtrey; BSO Liaison Rose Vierra.

CALL TO ORDER by Chairperson Robert Janzer at 7:00 pm.

PLEDGE OF ALLEGIANCE: led by Chairperson Robert Janzer

At this time, all those who were going to testify in any case on this agenda were sworn in by Mr. Louis.

ADOPTION OF MNUTES:

Ms. Roach made a motion to approve the January 23, 2020 meeting minutes, seconded by Ms. Mclean, **MOTION PASSES 4-0.**

FORMAL HEARING:

CASE 4891 - JOESPH & JOYCE CHOPSKI - FORMAL HEARING - Section(s) 5-103(b) - Exterior Maintenance Roof; 5-103(g) - Exterior Maintenance Signage; 13-2 - Storage of Abandon Property; 28-346(c)(3) - Portable Storage Units Non Residential; 28-346(c)(f) - portable storage unit no permit - FIRST OFFENSE

Joseph Chopshi spoke on record.
Photos submitted

Ms. Mclean made a motion that based on the evidence presented to the Code Enforcement Board in Case **4891**, The Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violation must be corrected within 30 days from today and the mandatory administration fee of \$100.00 has been assessed. If the violations are not corrected within 30 days, the Board imposes a per diem fine of \$50.00 for each day the violation continues until corrected, seconded by Mr. Schrader, **MOTION PASSED 4-0.**

CASE 4589 - J & U V LLC - FORMAL HEARING - FBC Section(s) 110.15 - 40 Year Inspection - FIRST OFFENSE

Joseph Ciurdar- Engineer and Judy Meair spoke on record
Photos and letter submitted

Ms. Roach made a motion that based on the evidence presented to the Code Enforcement Board in Case **4589**, The Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violation must be corrected within 30 days from today and the mandatory administration fee of \$100.00 has been assessed. If the violations are not corrected within 30 days, the Board imposes a per diem fine of \$50.00 for each day the violation continues until corrected, seconded by Ms. Mclean, **MOTION PASSED 4-0**

CASE 4950 - CONDADO REAL CONDOMINIUM ASSOCIATION - FORMAL HEARING - Section(s) 5-103(a) - Exterior Maintenance of Building; 5-103(c) - Repair of Exterior Building; 5-103(i) - Overhanging Objects; 5-103(k) - Parking Lot Repair; 5-103(h) -Trash and Debris; 5-103(I) - Landscaping Maintenance - FIRST OFFENSE

Joseph Ciurdar - Engineer and Leon Craig- Project Manager spoke on record
Photos submitted

Ms. Roach made a motion that based on the evidence presented to the Code Enforcement Board in Case **4950**, The Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violation must be corrected within 30 days from today and the mandatory administration fee of \$100.00 has been assessed. If the violations are not corrected within 30 days, the Board imposes a per diem fine of \$100.00 for each day the violation continues until corrected, seconded by Ms. Mclean, **MOTION PASSED 4-0**

HEARING TO ABATE FINE

CASE 4556 - 3441 HALLANDALE LLC - HEARING TO ABATE FINE - Section (s) 5-103(h) - Property Maintenance; 12-48 – Outdoor Storage Prohibited; 28-188 – Illegal Use of Property; 28-346 (c)(1)(2)(3)(4) – Portable Storage Units – FIRST OFFENSE
Avi Abramovich spoke on record.

Ms. McLean motioned to abate the fine to \$2,870.00, if the violation is not corrected within 30 days, the fine will be reverted back to the original amount, seconded by Mr. Schrader, **MOTION PASSED 4-0.**

HEARING TO CONFIRM FINE

CASE 4601 - E&M PROPERTIES 2665 LLC/SUNSHINE PROVISION - HEARING TO CONFIRM FINE - Section (s) 15-17 - No Business Tax Receipt – FIRST OFFENSE

Ms. Roach motioned to confirm the fine of \$4,150.00, seconded by Ms. Mclean, **MOTION PASSES 4-0**

CASE 4904 - YOUR MOBILE SOLUTION, INC. - FORMAL HEARING - Section (s) 5-17 - No Business Tax Receipt - FIRST OFFENSE

Ms. Roach made a motion that based on the evidence presented to the Code Enforcement Board in Case **4904**, The Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violation must be corrected within 10 days from today and the mandatory administration fee of \$100.00 has been assessed. If the violations are not corrected within 10 days, the Board imposes a per diem fine of \$50.00 for each day the violation continues until corrected, seconded by Mr. Schrader, **MOTION PASSED 4-0**

CASE 4773 - GLADY'S DUPRAT/LAKESHORE MOBILE HOME PARK - FORMAL HEARING - Section(s) 5-105 - No Building Permit; 28-272 - Number of Occupants - FIRST OFFENSE

Gladys Duprant – Owner (Paulina Bell is a friend of the owner who provided translation.
Photos submitted

Ms. Roach made a motion that based on the evidence presented to the Code Enforcement Board in Case **4773**, The Code Enforcement Board finds that there is a violation of the Pembroke Park

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Code of Ordinances Section listed in the Notice of Violation and that the violation must be corrected within 30 days from today and the mandatory administration fee of \$100.00 has been assessed. If the violations are not corrected within 30 days, the Board imposes a per diem fine of \$50.00 for each day the violation continues until corrected, seconded by Ms. Mclean, **MOTION PASSED 4-0.**

CASE 4751 - CD ON 31ST LLC/2037 SW 31 AVE - FORMAL HEARING - Section (s) 5-2 (a) - No Building Permit; 15-17 - No Business Tax Receipt - FIRST OFFENSE

Rick Chaples spoke on record

Ms. Mclean made a motion that based on the evidence presented to the Code Enforcement Board in Case **4751**, The Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violation must be corrected within 65 days from today and the mandatory administration fee of \$100.00 has been assessed. If the violations are not corrected within 65 days, the Board imposes a per diem fine of \$50.00 for each day the violation continues until corrected, seconded by Mr. Schrader, **MOTION PASSED 3-1.** Ms. Roach opposed.

CASE 4630 - DISCOUNT AUTO PARTS INC C/O ADVANCE STORES CO INC #9479 - FORMAL HEARING - Section(s) 11-32 - Overloading Dumpster; 11-33 - Public nuisance; 21-21- Window Signs; 28-346(c)(3) - Portable Storage Unit Non Residential - FIRST OFFENSE

Photos and emails submitted

Mr. Schrader made a motion that based on the evidence presented to the Code Enforcement Board in Case **4630**, The Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violation must be corrected within 15 days from today and the mandatory administration fee of \$100.00 has been assessed. If the violations are not corrected within 15 days, the Board imposes a per diem fine of \$50.00 for each day the violation continues until corrected, seconded by Ms. Roach, **MOTION PASSED 4-0.**

Friendly Amendment to restore service with Waste Service hauler.

CASE 4624 - 3180 PEMBROKE LLC - FORMAL HEARING - Section(s) 21-23 - No Building Permit - FIRST OFFENSE

Ms. Roach made a motion that based on the evidence presented to the Code Enforcement Board in Case **4624**, The Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violation must be corrected within 15 days from today and the mandatory administration fee of \$100.00 has been assessed. If the violations are not corrected within 15 days, the Board imposes a per diem fine of \$50.00 for each day the violation continues until corrected, seconded by Ms. Mclean, **MOTION PASSED 4-0.**

**CASE 4644 - PETER MEIKLE/WAREHOUSE 1800 L L C - FORMAL HEARING -
Section(s) 15-17 - No Building Permit - FIRST OFFENSE**

Clerical Error – Section(s) 15-17 should read Violation No Business Tax Receipt

Mr. Schrader made a motion that based on the evidence presented to the Code Enforcement Board in Case **4644**, The Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violation must be corrected within 10 days from today and the mandatory administration fee of \$100.00 has been assessed. If the violations are not corrected within 10 days, the Board imposes a per diem fine of \$50.00 for each day the violation continues until corrected, seconded by Ms. Roach, **MOTION PASSED 4-0**

**CASE 4645 - DIAZ DESIGN PRODUCTIONS INC./WAREHOUSE 1800 LLC -
FORMAL HEARING - Section(s) 15-17 - No Business Tax Receipt - FIRST OFFENSE**

Ms. Roach made a motion that based on the evidence presented to the Code Enforcement Board in Case **4645**, The Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violation must be corrected within 10 days from today and the mandatory administration fee of \$100.00 has been assessed. If the violations are not corrected within 10 days, the Board imposes a per diem fine of \$50.00 for each day the violation continues until corrected, seconded by Ms. Mclean, **MOTION PASSED 4-0**

**CASE 4874 - P L RZ CORP - FORMAL HEARING - Section(s) 5-103(h) - Trash and
Debris; 13-2 - Storage of Abandon Property; 21-19 - Prohibited Neon Signs; 28-346(c)(1)(3)
- Portable Storage Unit Non Residential - FIRST OFFENSE**

Ms. Roach made a motion that based on the evidence presented to the Code Enforcement Board in Case **4874**, The Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violation must be corrected within 60 days from today and the mandatory administration fee of \$100.00 has been assessed. If the violations are not corrected within 60 days, the Board imposes a per diem fine of \$50.00 for each day the violation continues until corrected, seconded by Ms. Mclean, **MOTION PASSED 4-0**

**CASE 4886 - HOLIDAY HALLANDALE MHC LLC - FORMAL HEARING - Section(s)
27-73 - Vegetation, Removing Trees - FIRST OFFENSE**

Photos Submitted

Ms. Roach made a motion that based on the evidence presented to the Code Enforcement Board in Case **4886**, The Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violation must be corrected within 15 days from today and the mandatory administration fee of \$100.00 has been assessed. If the violations are not corrected within 15 days, the Board imposes a per diem fine of \$50.00 for each day the violation continues until corrected, seconded by Mr. Schrader,

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MOTION PASSED 4-0

**CASE 4889 - INVESTEMENT LAWYERS LLC/ALEX HUDSON - FORMAL HEARING
- Section (s) 4-5 - Keeping of Animals - FIRST OFFENSE
Photos Submitted**

Mr. Schrader made a motion that based on the evidence presented to the Code Enforcement Board in Case **4889**, The Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violation must be corrected within 5 days from today and the mandatory administration fee of \$100.00 has been assessed. If the violations are not corrected within 5 days, the Board imposes a per diem fine of \$50.00 for each day the violation continues until corrected, seconded by Ms. Roach, **MOTION PASSED 4-0**

CASE 4890 - PEMBROKE ROAD CENTER LLC - FORMAL HEARING - Section(s) 28-346(c)(3) - Portable Storage Units Non Residential - FIRST OFFENSE

Ms. Mclean made a motion that based on the evidence presented to the Code Enforcement Board in Case **4890**, The Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violation is corrected and the mandatory administration fee of \$100.00 has been assessed, and the violation is in compliance, seconded by Ms. Roach, **MOTION PASSED 4-0**

CASE 4949 - CONDADO REAL CONDOMINIUM ASSOCIATION - FORMAL HEARING - Section(s) 11-32 - Overloading Dumpster; 11-33 - Deemed a Public Nuisance; 11-34 - Responsibility of Property Owner; 11-46(c) - Non-Payment; 12-41 - Accumulations Deemed Public Nuisance; 12-46 - Failure of Owner to Comply- FIRST OFFENSE

Photos Submitted

No on present to represent Case 4949

Ms. Roach made a motion that based on the evidence presented to the Code Enforcement Board in Case **4949**, The Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violation must be corrected within 15 days from today and the mandatory administration fee of \$100.00 has been assessed. If the violations are not corrected within 15 days, the Board imposes a per diem fine of \$50.00 for each day the violation continues until corrected, seconded by Ms. Mclean, **MOTION PASSED 4-0**

CASE 4950 - CONDADO REAL CONDOMINIUM ASSOCIATION - FORMAL HEARING - Section(s) 5-103(a) - Exterior Maintenance of Building; 5-103(c) - Repair of Exterior Building; 5-103(i) - Overhanging Objects; 5-103(k) - Parking Lot Repair; 5-103(h) -Trash and Debris; 5-103(l) - Landscaping Maintenance - FIRST OFFENSE

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The Condo Association was contacted regarding the violations. At the present time the Condo is occupied. Attorney Hipler stated based on the excessive violations and poor response from the association recommended to the board that if no compliance is reached within 10 days, this case needs to be referred to the Broward County Unsafe Structures Board.

Ms. Roach made a motion that based on the evidence presented to the Code Enforcement Board in Case **4950**, The Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violation must be corrected within 10 days from today and the mandatory administration fee of \$100.00 has been assessed. If the violations are not corrected within 10 days, the Board imposes a per diem fine of \$100.00 for each day the violation continues until corrected, then refer them to the unsafe Structure Board, then the 100.00 fee for each day will end, seconded by Ms. Mclean, **MOTION PASSED 4-0**

BUILDING OFFICIAL COMMENTS:

Interim Building Official Nunez introduced himself to the Code Enforcement Board and stated that he's always available and that he will be attending more meetings.

ATTORNEY COMMENTS: NONE

COMMENTS FROM THE BOARD:

Chairperson Janzer stated that the meeting have been confirmed to meet every third Thursday at 6:30PM

COMMENTS FROM THE PUBLIC: NONE

ADJOURNMENT

Since there was no further business, Chairperson Janzer entertained a motion to adjourn. Ms. Roach made a motion, seconded by Ms.Mclean, to adjourn the meeting. The motion was carried unanimously by voice vote and the meeting was adjourned at 9:11 P.M.

Commission approved on: _____

ATTEST:

(SEAL)

Robert Janzer

Suzi Reutlinger

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Town of Pembroke Park
Code Enforcement Meeting
February 27, 2020

Chairperson

Code Board Secretary

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Commission with respect to any matter considered at this meeting, such person will 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 Commission as a body 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 Commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the Commission members present. No clapping, applauding, heckling or verbal outbursts in support or in opposition to a speaker or his/her remarks shall be permitted. No signs or placards shall be allowed in the Commission Chambers. Please mute or turn off your cell phone or pager at the start of the meeting. Failure to do so may result in being barred from the meeting. Persons exiting the Chamber shall do so quietly.