AGENDA
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, July 17, 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

6 - 13 4.1. CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Jun 18 2024 - Minutes

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

5.1. CASE 5711 - REMOVED FROM THE AGENDA, RESPONDENT COMPLIED AND PAID THE FINE DUE.

5.2. CASE 7379 - ADDED TO THE AGENDA FOR AN EXTENSION OF TIME, ITEM 10.1

5.3. CASE 9486 - REMOVED FROM THE 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 - CHIEF CODE OFFICER JEAN GUSTIN

14 - 40 7.1. **CASE 8825** - WAREHOUSE 1800 LLC - 2401 JOHN P LYONS LN #B17-B18, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-177 - INITIAL CERTIFICATE OF USE; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
Case Overview 8825

41 - 59 7.2. **CASE 8826** - WAREHOUSE 1800 LLC - 2401 JOHN P LYONS LN #B19-B22, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED - **REPEAT OFFENSE**
Case Overview 8826

60 - 74 7.3. **CASE 8885** - WAREHOUSE 1800 LLC - 2401 JOHN P LYONS LN #E15, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED - **REPEAT OFFENSE**
Case Overview 8885

75 - 89 7.4. **CASE 9222** - TOPPER PROPERTIES LLC - 2601 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 9222

90 - 106 7.5. **CASE 9252** - NOEMI VILLAGOMEZ MABACEDA - 307 9TH ST, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 9252

107 - 128 7.6. **CASE 9257** - ANDERSON, GERALD - 1708 SW 31 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 12-41. - ACCUMULATIONS DEEMED PUBLIC NUISANCE;12-42. - RESPONSIBILITY OF PROPERTY OWNER;12-46. - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-85(a). - OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY; 28-215. - RESTRICTED AREA OF USE - **REPEAT OFFENSE**
Case Overview 9257

129 - 148 7.7. **CASE 9377** - JUNHALLA LLC - 3149 JOHN P CURCI BAY #1, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-40(b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
Case Overview 9377

149 - 167 7.8. **CASE 9387** - RIKING ENTERPRISES V LLC - 5434 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 15-411(1)(h) - RESTRICTIONS, MOBILE FOOD DISPENSING VEHICLES; 21-18(a) - EXEMPT SIGNS; 21-19(a)(d)(g) - PROHIBITED SIGNS - **FIRST OFFENSE**
Case Overview 9387

168 - 184 7.9. **CASE 9422** - PEMBROKE PARK WAREHOUSES HOLDING - 3140 PEMBROKE RD 601-642, PEMBROKE PARK, FL 33009 - FORMAL HEARING -SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 9422

185 - 204 7.10. **CASE 9486** - PARK 31ST CORP - 1985 S PARK RD Unit # 2, 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 9486

8. HEARING TO CONFIRM FINE - CODE OFFICER JEAN GUSTIN

205 - 245 8.1. **CASE 5053** - PEMBROKE ROAD CENTER LLC - 3932 PEMBROKE RD, PEMBROKE PARK, FL 33021 - HEARING TO CONFIRM FINE-SECTION(s) 5-2. - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES (a); 21-23(a) - PERMIT - **REPEAT OFFENSE**
Case Overview 5053

8.2. **CASE 5711** - DANIEL DURATE - 3001 SW 23 TERRACE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE- SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - FIRST OFFENSE

246 - 280 8.3. **CASE 7457** - 3101 REALTY CORP - 3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 7457

9. HEARING TO ABATE FINE - CODE OFFICER CODE OFFICER JEAN GUSTIN

281 - 320 9.1. **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

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

321 - 366 10.1. **CASE 5167** - CHAMBERS,MICHAEL H/E PLUMMER,JANNA - 3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 5167

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

367 - 405 11.1. **CASE 7379** - CLAUDE LEGENDRE - 84 W LAKE DRIVE PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7379

406 - 480 11.2. **CASE 9160** - BNUMO INC - 4450 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 21-21(7) - **REPEAT OFFENSE**
Case Overview 9160

12. 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 - Tuesday, June 18, 2024
COUNCIL CHAMBERS
3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER: 9:01 A.M.

2. SPECIAL MAGISTRATE OPENING STATEMENT.

3. ROLL CALL:
SPECIAL MAGISTRATE: Andre McKenney.
CHIEF CODE COMPLIANCE OFFICER: Joseline Ramirez.
CODE COMPLIANCE OFFICER: Jean Gustin
CODE COMPLIANCE CLERK: Nazly Cardona.
ASSISTANT TOWN ATTORNEY: Aylin Ruiz.

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Humberto Mesa.	60 Days to Comply $100.00 Per Diem $100.00 Admin Fee	08/17/2024.

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Rodolfo Hernandez.	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	09/16/2024.

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

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	08/17/2024.

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

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	08/17/2024.

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	09/16/2024.

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	09/16/2024.

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Eartha Whigham.	120 Days to Comply $100.00 Per Diem $100.00 Admin Fee	10/16/2024.

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Robert Jenkins. - Vivia Jenkins.	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	09/16/2024.

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	09/16/2024.

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**

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

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Donald Simard.	Fine Abated to $4,000.00 Payable in 30 Days or Reverts to $60,700.00.	07/18/2024.

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 RESPONSIBLITIES - **FIRST OFFENSE** Case Overview 5613

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Absent.	Fine Abated to $1,263.00 Payable in 30 Days or Reverts to $7,750.00.	07/18/2024.

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Ivonne Cole	Fine Abated to $2,100.00 Payable in 30 Days or Reverts to $20,100.00.	07/18/2024.

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Rosa Morales.	Fine Abated to $11,170.00 Payable in 30 Days or Reverts to $72,950.00.	07/18/2024.

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
- Osnilda Calero. - Osney Concepcion.	Fine Abated to $790.00 Payable in 30 Days or Reverts to $7,900.00.	07/18/2024.

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Nancy Romero.	Fine Abated to $37,132.00 Payable in 30 Days or Reverts to $246,600.00.	07/18/2024.

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	15 Days to Comply $100.00 Per Diem $100.00 Admin Fee	07/03/2024.

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Nerida Flores.	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	09/16/2024.

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Albert Montoto.	90 Days to Comply $250.00 Per Diem $100.00 Admin Fee	09/16/2024.

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Leonardo Rescaldani. - Luciano Rescaldani.	90 Days to Comply $250.00 Per Diem $100.00 Admin Fee	09/16/2024.

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Leonardo Rescaldani. - Luciano Rescaldani.	90 Days to Comply $250.00 Per Diem $100.00 Admin Fee	09/16/2024.

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Witney Vixamar.	60 Days to Comply $500.00 Per Diem $100.00 Admin Fee	08/17/2024.

11. ADJOURNMENT: 10:44 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
WAREHOUSE 1800 L L C	808 COLLINS AVE MIAMI BEACH, FL 33139	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #B17-B18

Folio

514220070030

Legal Description

PARK-95 106-43 B PARCEL A LESS N 613.85

Case Status Open **Case #** 8825 **Date Next Inspection** 6/5/2024

Notes

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Renovating and combing two (2) work bays together without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed an auto lift station 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.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/24/2023		Notice of Violation	Regular Mail
1/29/2024		Affidavit of Non-Compliance	Regular Mail
6/6/2024		Affidavit of Non-Compliance	Certified Mail
6/6/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/5/2024
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: 6/5/2024
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: 6/5/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 6/5/2024

Case Overview

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: 6/5/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

WAREHOUSE 1800 LLC CASE NO. 8825

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: WAREHOUSE 1800 LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2401 JOHN P LYONS LN #B17-B18, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: WAREHOUSE 1800 LLC
AT 11:26 A.M. ON THE 24 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.

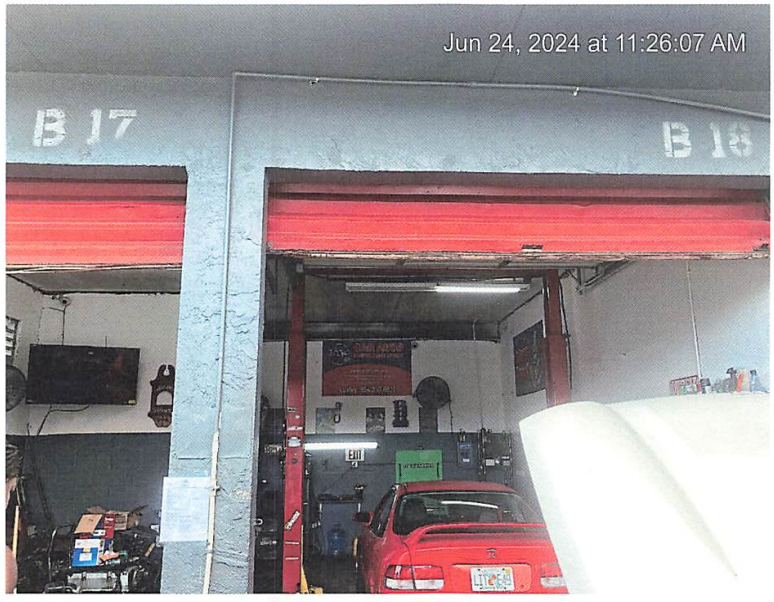
AFFIANT

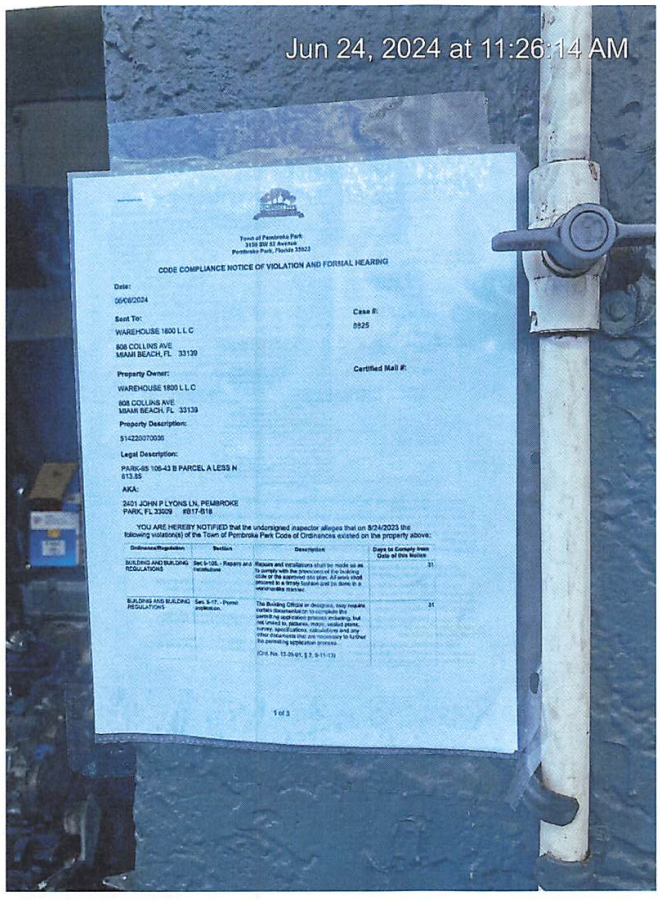
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24 day of June 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 20
Bonded through National Notary As





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
06/06/2024

Case #:
8525

Sent To:
WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Certified Mail #:

Property Owner:
WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Property Description:
514220070030

Legal Description:
PARK-85 106-43 B PARCEL A LESS N 613.85

AKA:
2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33029 #817-818

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2023 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 5-10L - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall be done in a workmanlike manner 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, plotters, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-26-01, § 2, 9-11-13)	31

1 of 3

9589 0710 5270 1605 9273 17

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~~ 8.93 (NC)
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4®

Postmark Here

WAREHOUSE 1800 LLC
NOH #8885, #8826, #8825
2401 JOHN P LYONS LANE,
PEMBROKE PARK FL 33009

PS Form 3800, January

9589 0710 5270 1605 9272 94

U.S. Postal Service™
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$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ ~~8.69~~ 8.93 (NC)
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4®

Postmark Here

ENTIN, JOSHUA M, ESQ.
NOH #8885, #8826, #8825
1213 SE 3RD AVENUE
FT. LAUDERDALE, FL 33316

PS Form 3800,

9589 0710 5270 1605 9273 00

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~~ 8.93 (NC)
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark Here

WAREHOUSE 1800 LLC
NOH #8885, #8826, #8825
808 COLLINS AVE
MIAMI BEACH FL 33139

PS Form 3800, January

9589 0710 5270 1605 9272 87

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.,
City, State, ZIP+4®

Postmark Here

WAREHOUSE 1800 LLC
NOH #8825
2401 SW 31 AVE B17-B18
PEMBROKE PARK, FL 33009

PS Form 3800, Ja

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/06/2024

Sent To:

WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Case #:

8825

Property Owner:

WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Certified Mail #:

Property Description:

514220070030

Legal Description:

PARK-95 106-43 B PARCEL A LESS N
613.85

AKA:

2401 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009 #B17-B18

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2023 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.	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

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)	31
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	31
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...	31

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Renovating and combing two (2) work bays together without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed an auto lift station 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.

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 July, 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.

Jean Gustin

6/6/2024

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

Petitioner,

vs.

WAREHOUSE 1800 L L C
2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #B17-B18

Respondent(s)

Case #:
8825

On 6/6/2024 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:	WAREHOUSE 1800 L L C
Address:	808 COLLINS AVE MIAMI BEACH, FL 33139
Folio:	514220070030
Site Address:	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #B17-B18
Legal Description:	PARK-95 106-43 B PARCEL A LESS N 613.85

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: 6/5/2024
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: 6/5/2024
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: 6/5/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7 -1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 6/5/2024
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: 6/5/2024

Notes/Means of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600. Not Corrected.
2. Renovating and combing two (2) work bays together without a permit. There is no evidential support that the two (2) work bays were modified together and combined. Violation removed.
3. Installed an auto lift station without a permit. Permit / Process # 774982 for Commercial Auto Lifts. Incomplete, 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 6/6/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
WAREHOUSE 1800 L L C 808 COLLINS AVE MIAMI BEACH, FL 33139	8825	08/24/2023

Property Owner:	Property Description:	Certified Mail #:
WAREHOUSE 1800 L L C 808 COLLINS AVE MIAMI BEACH, FL 33139	514220070030	

Legal Description:	AKA:
PARK-95 106-43 B PARCEL A LESS N 613.85	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #Bay #B17-B18

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2023 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.	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
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)	31
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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...	31

Notes/Means of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Renovating and combing two (2) work bays together without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed an auto lift station 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.

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.

Jean Gustin

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

Detail by Entity Name

Florida Limited Liability Company
WAREHOUSE 1800, L.L.C.

Filing Information

Document Number	L99000002229
FEI/EIN Number	65-0935308
Date Filed	04/13/1999
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	11/16/2015
Event Effective Date	NONE

Principal Address

2401 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 06/12/2012

Mailing Address

1000 5th Street Suite 305
Attn:Tabitha Branch
MIAMI BEACH, FL 33139

Changed: 01/16/2023

Registered Agent Name & Address

ENTIN, JOSHUA M, Esq.
1213 SE 3rd Avenue
FT. LAUDERDALE, FL 33316

Name Changed: 01/24/2013

Address Changed: 01/13/2023

Authorized Person(s) Detail

Name & Address

Title MGRM

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2401 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 20 07 0030
Property Owner	WAREHOUSE 1800 L L C	Millage	0613
Mailing Address	808 COLLINS AVE MIAMI BEACH FL 33139	Use	48-02

Abbr Legal Description	PARK-95 106-43 B PARCEL A LESS N 613.85

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*	$1,122,930	$5,682,660	$6,805,590	$6,805,590	
2022	$1,122,930	$5,537,000	$6,659,930	$6,324,510	$135,635.09
2021	$1,122,930	$4,626,630	$5,749,560	$5,749,560	$123,641.99

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,805,590	$6,805,590	$6,805,590	$6,805,590
Portability	0	0	0	0
Assessed/SOH	$6,805,590	$6,805,590	$6,805,590	$6,805,590
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	$6,805,590	$6,805,590	$6,805,590	$6,805,590

Sales History

Date	Type	Price	Book/Page or CIN
4/19/1999	WD*	$2,100,000	29407 / 834
2/4/1997	WD*	$2,000,000	26010 / 654
2/26/1996	CE*	$1,000	24556 / 936
11/11/1986	WD*	$1,800,000	14048 / 602

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	160,419	SF
Adj. Bldg. S.F. (Card, Sketch)		61720
Eff./Act. Year Built: 1985/1980		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
61720								

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

WAREHOUSE 1800 LLC
NOV #8825.

2401 JOHN P LYONS LN,
PEMBROKE PARK, FL 33009.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
08/25/2023 ZIP 33023
043M30245597
US POSTAGE

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

WAREHOUSE 1800 LLC
NOV #8825.
2401 JOHN P LYONS LN, B17-18,
PEMBROKE PARK, FL 33009.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
08/25/2023 ZIP 33023
043M30245597
US POSTAGE

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

WAREHOUSE 1800 LLC
NOV #8825.

808 COLLINS AVE,
MIAMI BEACH, FL 33139.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
08/25/2023 ZIP 33023
043M30245597
US POSTAGE

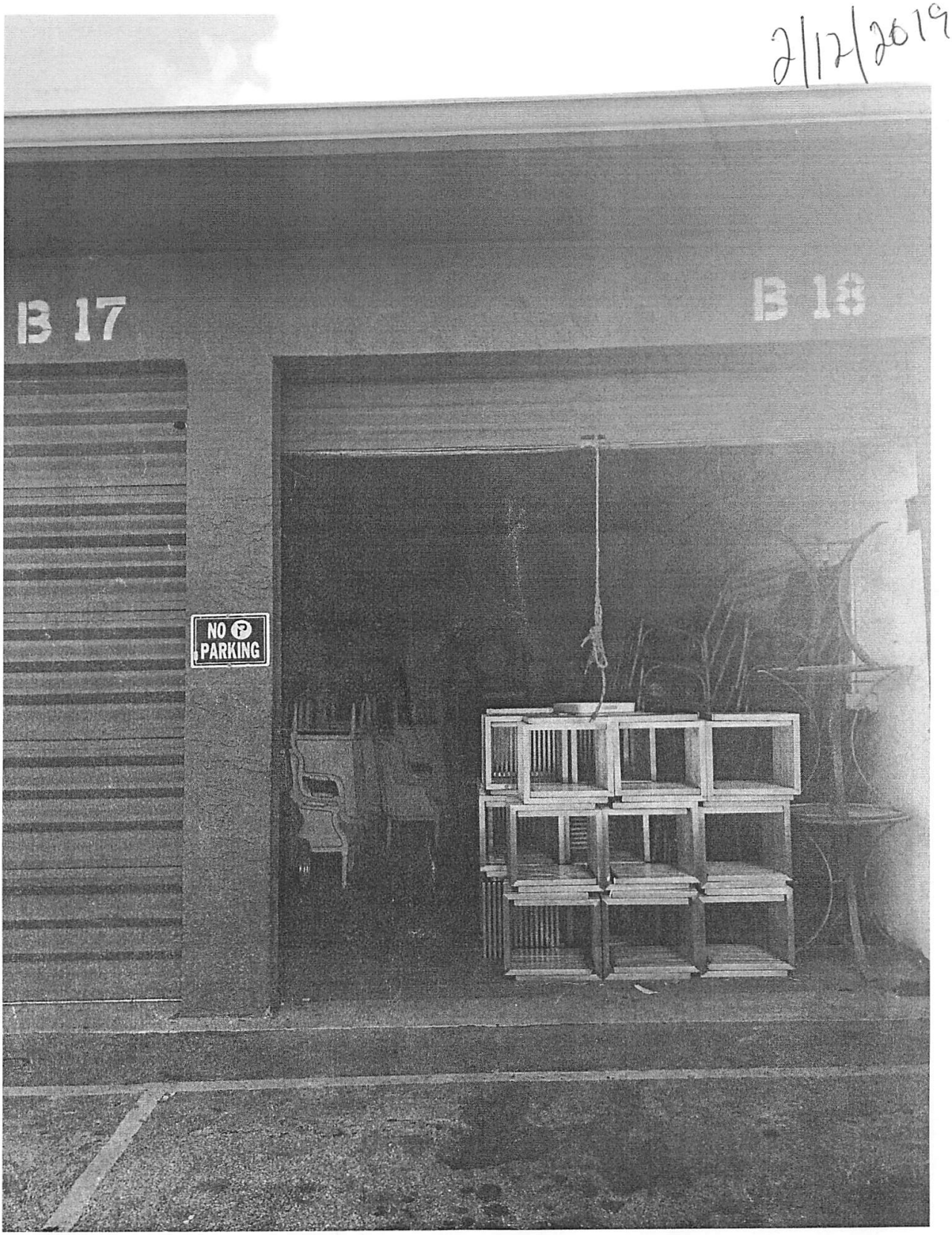
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

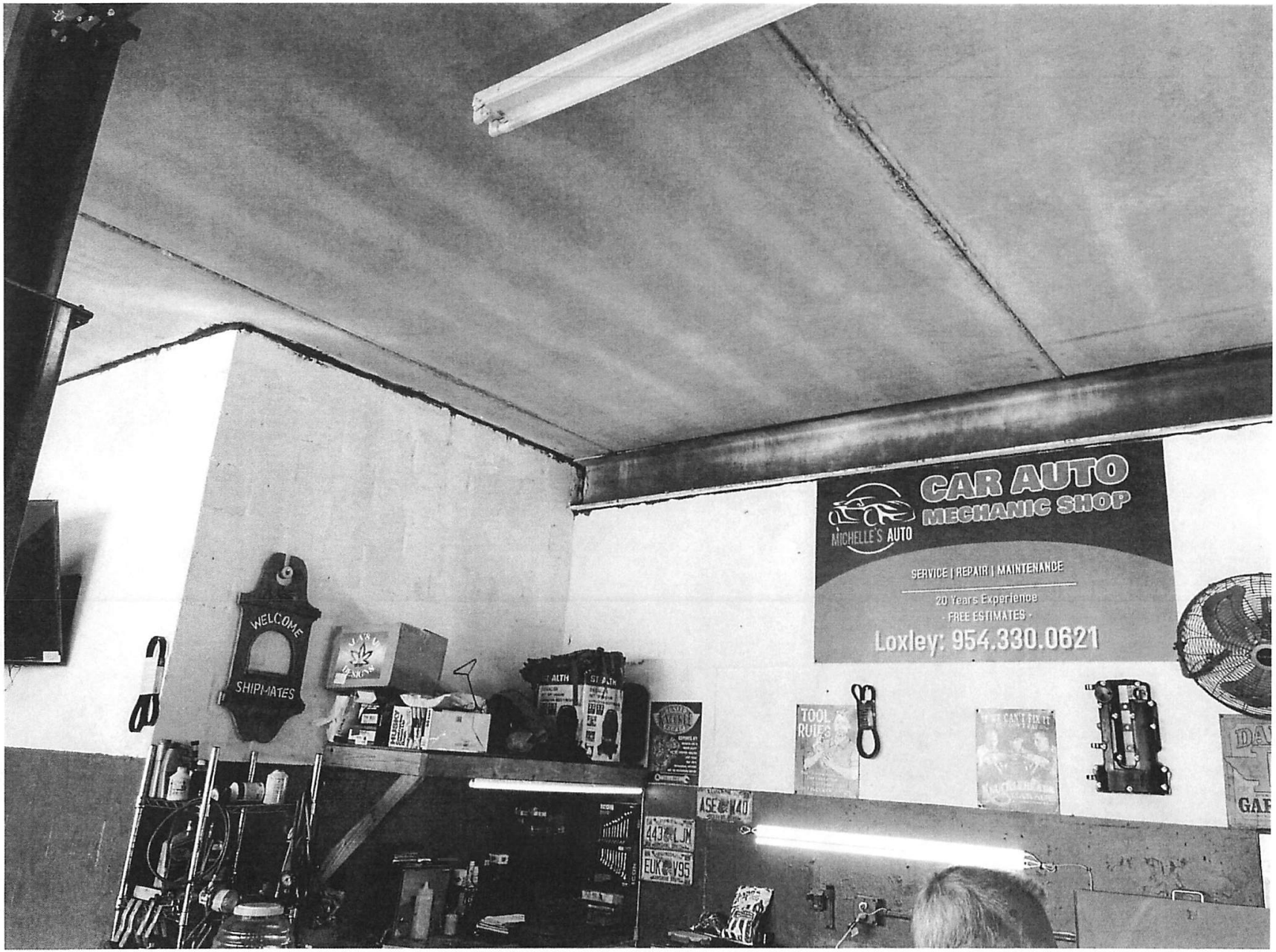
ENTIN, JOSHUA M. ESQ.
NOV #8825.

1213 SE 3rd AVE
FORT LAUDERDALE, FL 33316.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
08/25/2023 ZIP 33023
043M30245597
US POSTAGE

2/12/2019




CAR AUTO
MECHANIC SHOP
MICHELLE'S AUTO
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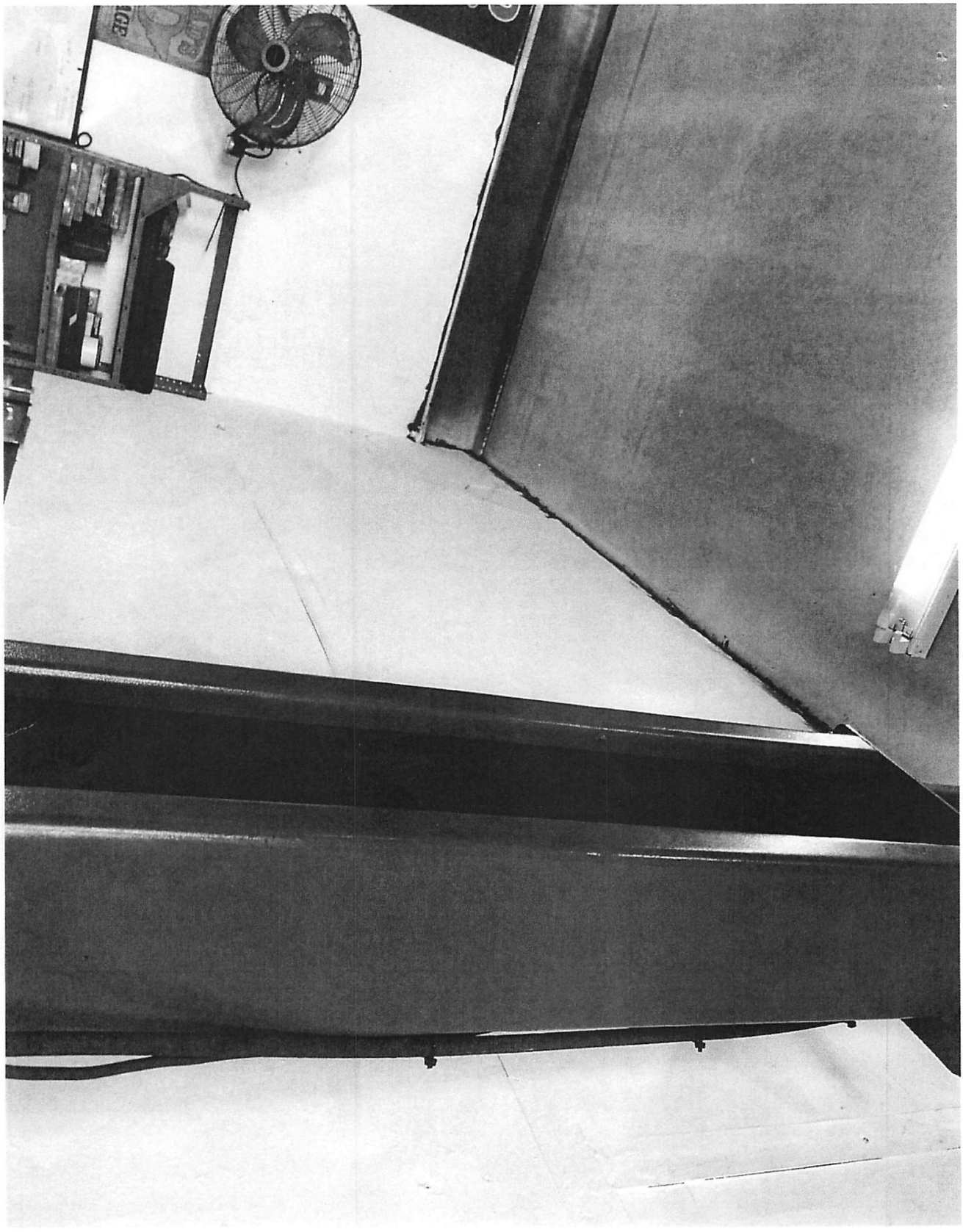
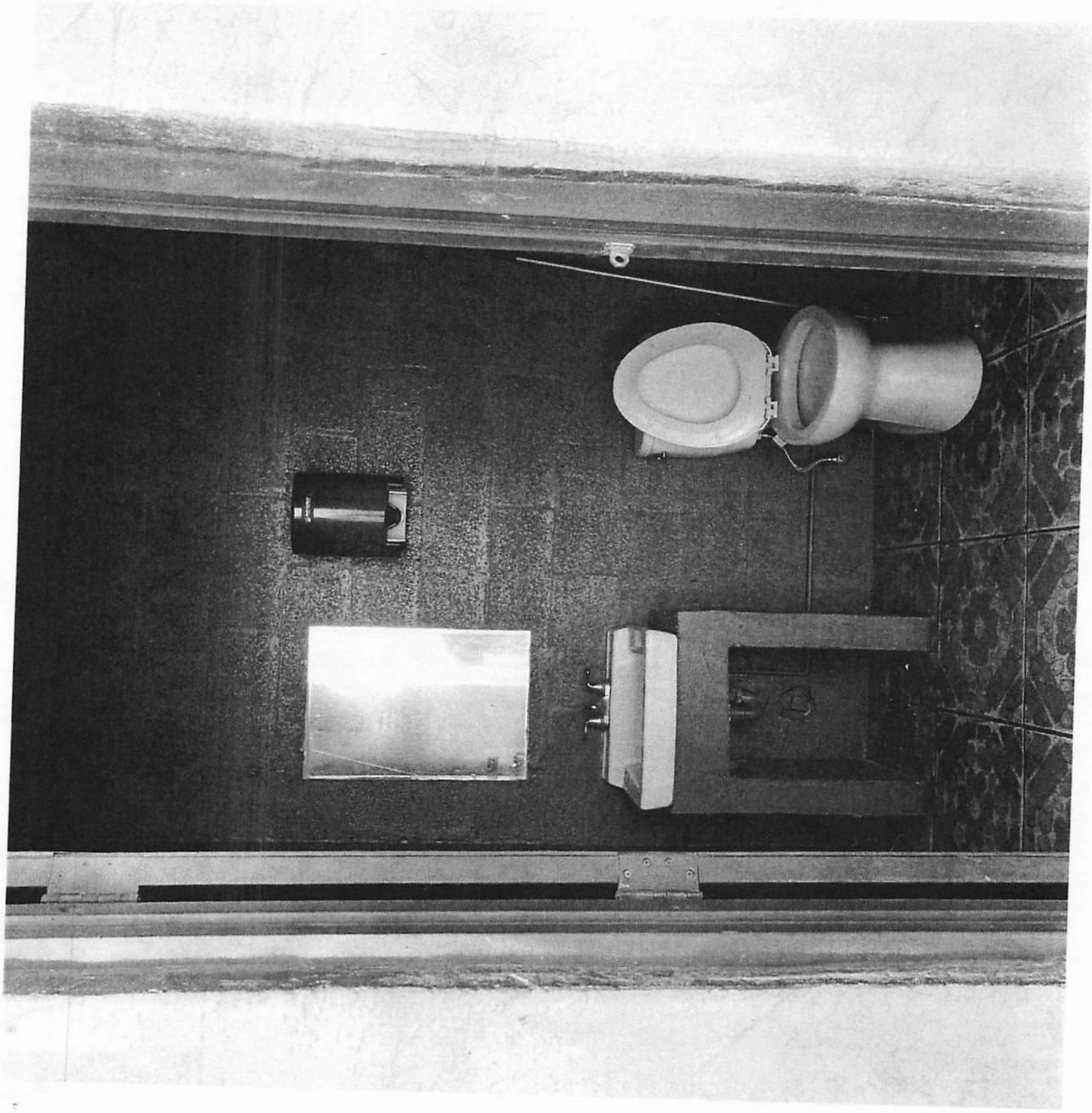
20 Years Experience
- FREE ESTIMATES -
Loxley: 954.330.0621
WELCOME
SHIPMATES
TOOL RULES
ASE
EUK





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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

WAREHOUSE 1800 L L C

2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #Bay #B17-B18

Respondent(s)

Case #:

8825

On 1/29/2024 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:	WAREHOUSE 1800 L L C
Address:	808 COLLINS AVE MIAMI BEACH, FL 33139
Folio:	514220070030
Site Address:	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #Bay #B17-B18
Legal Description:	PARK-95 106-43 B PARCEL A LESS N 613.85

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
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: 1/29/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7 -1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 1/29/2024
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: 1/29/2024

Notes/Means of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600. Not Corrected.
2. Renovating and combing two (2) work bays together without a permit. There is no evidential support that the two (2) work bays were modified together and combined. Corrected.
3. Installed an auto lift station without a permit. Obtain plans for an after the fact permit and complete all inspections. Permit still under plan review. 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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

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

WAREHOUSE 1800 LLC
AONC #8825.

2401 J.P. LYONS LN, # B 17-B18,
PEMBROKE PARK, FL 33009

quadient
FIRST-CLASS MAIL
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$000.64 0
02/01/2024 ZIP 33023
043M30245597
US POSTAGE

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

WAREHOUSE 1800 LLC
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TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

WAREHOUSE 1800 LLC
AONC #8825.
808 COLLINS AVE
MIAMI BEACH, FL 33139

quadient
FIRST-CLASS MAIL
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02/01/2024 ZIP 33023
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TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

ENTIN, JOSHUA M, ESQ.
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1213 SE 3rd AVE
FT. LAUDERDALE, FL 33316.

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
02/01/2024 ZIP 33023
043M30245597
US POSTAGE

Case Overview

Property/Incident Information

Owner	Address	Site Address
WAREHOUSE 1800 L L C	808 COLLINS AVE MIAMI BEACH, FL 33139	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #Bay #B19-#B22

Folio

514220070030

Legal Description

PARK-95 106-43 B PARCEL A LESS N 613.85

Case Status Open **Case #** 8826 **Date Next Inspection** 7/17/2024

Notes

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Renovating and combing four (4) work bays together without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed an auto lift station 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.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/24/2023		Notice of Violation	Regular Mail
6/6/2024		Affidavit of Non-Compliance	Certified Mail
6/11/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/17/2024
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: 7/17/2024
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: 7/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 7/17/2024

Case Overview

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: 7/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

WAREHOUSE 1800 LLC CASE NO. 8826

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: WAREHOUSE 1800 LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2401 JOHN P LYONS LN #B19-B22, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: WAREHOUSE 1800 LLC
AT 11:27 A.M. ON THE 24 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.

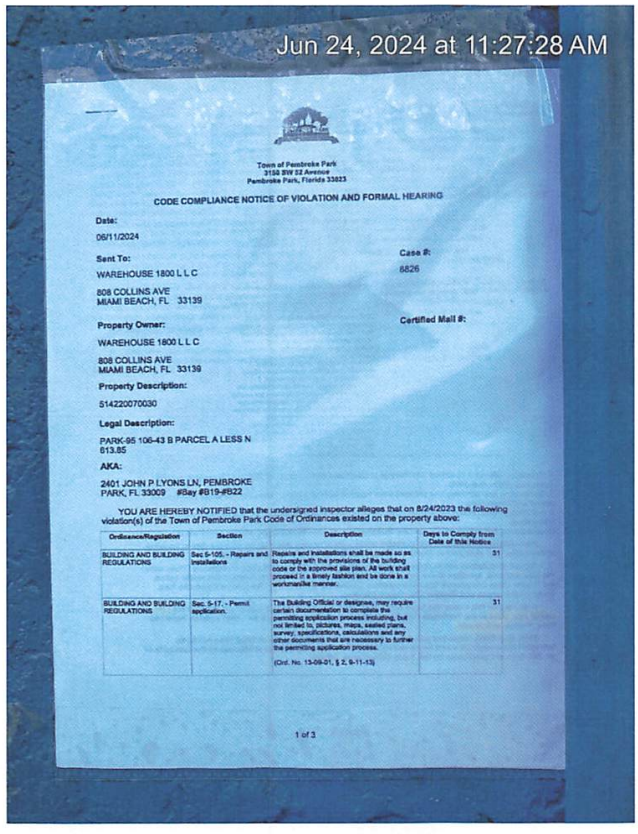
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24 day of June 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
06/11/2024

Case #:
6826

Sent To:
WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Certified Mail #:

Property Owner:
WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Property Description:
514220070030

Legal Description:
PARK-95 106-43 B PARCEL A LESS N 613.85

AKA:
2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #Bay #B19-#B22

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2023 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.	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 of 3

9589 0710 5270 1605 9273 17

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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~~ 8.93 (NC)
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
WAREHOUSE 1800 LLC
NOH #8885, #8826, #8825
2401 JOHN P LYONS LANE,
PEMBROKE PARK FL 33009
PS Form 3800, January

9589 0710 5270 1605 9272 94

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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~~ 8.93 (NC)
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
ENTIN, JOSHUA M, ESQ.
NOH #8885, #8826, #8825
1213 SE 3RD AVENUE
FT. LAUDERDALE, FL 33316
PS Form 3800, January

9589 0710 5270 1605 9273 00

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ ~~8.69~~ 8.93 (NC)
Total Postage and F
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Sent To
Street and Apt. No.,
City, State, ZIP+4
Postmark Here
JUN 21 2024
HOLLYWOOD FL 33021
USPS HILLSTOP STATION
WAREHOUSE 1800 LLC
NOH #8885, #8826, #8825
808 COLLINS AVE
MIAMI BEACH FL 33139
PS Form 3800, January

9589 0710 5270 1605 9272 70

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For delivery information, visit our website at www.usps.com®.
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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Street and Apt. N
City, State, ZIP+
Postmark Here
JUN 21 2024
HOLLYWOOD FL 33021
US POST POSTAL STORE
WAREHOUSE 1800 LLC
NOH #8826
2401 SW 31 AVE #B19-#B22
PEMBROKE PARK, FL 33009
PS Form 3800, January

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/11/2024

Sent To:

WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Case #:

8826

Property Owner:

WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Certified Mail #:

Property Description:

514220070030

Legal Description:

PARK-95 106-43 B PARCEL A LESS N 613.85

AKA:

2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #Bay #B19-#B22

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2023 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.	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

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)	31
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	31
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...	31

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Renovating and combing four (4) work bays together without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed an auto lift station 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.

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 July, 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.

Jean Gustin

6/11/2024

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

Petitioner,

vs.

WAREHOUSE 1800 L L C

2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #Bay #B19-#B22

Respondent(s)

Case #:
8826

On 6/6/2024 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:	WAREHOUSE 1800 L L C
Address:	808 COLLINS AVE MIAMI BEACH, FL 33139
Folio:	514220070030
Site Address:	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #Bay #B19-#B22
Legal Description:	PARK-95 106-43 B PARCEL A LESS N 613.85

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: 6/5/2024
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: 6/5/2024
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: 6/5/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7 -1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 6/5/2024
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: 6/5/2024

Notes/Means of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Not Corrected.
2. Renovating and combing four (4) work bays together without a permit. Permit #24364532-0 incomplete.

3. Installed an auto lift station without a permit. No permit has been obtained.

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 6/6/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
WAREHOUSE 1800 L L C 808 COLLINS AVE MIAMI BEACH, FL 33139	8826	08/24/2023

Property Owner:	Property Description:	Certified Mail #:
WAREHOUSE 1800 L L C 808 COLLINS AVE MIAMI BEACH, FL 33139	514220070030	

Legal Description:	AKA:
PARK-95 106-43 B PARCEL A LESS N 613.85	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #Bay #B19-#B22

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2023 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.	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
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)	31
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	31

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...	31

Notes/Means of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Renovating and combing four (4) work bays together without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed an auto lift station 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.

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.

Jean Gustin

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2401 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 20 07 0030
Property Owner	WAREHOUSE 1800 L L C	Millage	0613
Mailing Address	808 COLLINS AVE MIAMI BEACH FL 33139	Use	48-02

Abbr Legal Description	PARK-95 106-43 B PARCEL A LESS N 613.85

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*	$1,122,930	$5,682,660	$6,805,590	$6,805,590	
2022	$1,122,930	$5,537,000	$6,659,930	$6,324,510	$135,635.09
2021	$1,122,930	$4,626,630	$5,749,560	$5,749,560	$123,641.99

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,805,590	$6,805,590	$6,805,590	$6,805,590
Portability	0	0	0	0
Assessed/SOH	$6,805,590	$6,805,590	$6,805,590	$6,805,590
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	$6,805,590	$6,805,590	$6,805,590	$6,805,590

Sales History

Date	Type	Price	Book/Page or CIN
4/19/1999	WD*	$2,100,000	29407 / 834
2/4/1997	WD*	$2,000,000	26010 / 654
2/26/1996	CE*	$1,000	24556 / 936
11/11/1986	WD*	$1,800,000	14048 / 602

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	160,419	SF
Adj. Bldg. S.F. (Card, Sketch)		61720
Eff./Act. Year Built: 1985/1980		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
61720								

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

Detail by Entity Name

Florida Limited Liability Company
WAREHOUSE 1800, L.L.C.

Filing Information

Document Number	L99000002229
FEI/EIN Number	65-0935308
Date Filed	04/13/1999
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	11/16/2015
Event Effective Date	NONE

Principal Address

2401 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 06/12/2012

Mailing Address

1000 5th Street Suite 305
Attn:Tabitha Branch
MIAMI BEACH, FL 33139

Changed: 01/16/2023

Registered Agent Name & Address

ENTIN, JOSHUA M, Esq.
1213 SE 3rd Avenue
FT. LAUDERDALE, FL 33316

Name Changed: 01/24/2013

Address Changed: 01/13/2023

Authorized Person(s) Detail

Name & Address

Title MGRM

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

WAREHOUSE 1800 LLC
NOV #8826

2901 JOHN P LYONS LN, B 19, B 22.
PEMBROKE PARK, FL 33009.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
08/25/2023 ZIP 33023
043M30245597
US POSTAGE

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

ENTIN, JOSHUA M. ESQ.
NOV #8826

1213 SE 3rd AVE,
FORT LAUDERDALE, FL 33316.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
08/25/2023 ZIP 33023
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TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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08/25/2023 ZIP 33023
043M30245597
US POSTAGE

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

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4644

Petitioner,

vs.

WAREHOUSE 1800 L L C

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #B9-B10 - Peter Meikle

FOLIO: 514220070030

LEGAL DESCRIPTION: PARK-95 106-43 B PARCEL A LESS N 613.85

The Town of Pembroke Park Code Compliance Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, February 27, 2020, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Compliance Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 rec...	3/8/2020	3/19/2020	$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Compliance Officer, who shall have the property inspected and notify the Code Compliance Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Compliance Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Compliance Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Compliance Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this _____

ATTEST:

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA

_____

MARLEN D. MARTELL
CLERK
Code Compliance Board

_____

ROBERT JANZER
CHAIRPERSON
Code Compliance Board

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

WAREHOUSE 1800 LLC CASE NO. 8885

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: WAREHOUSE 1800 LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2401 JOHN P LYONS LN #E15, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: WAREHOUSE 1800 LLC
AT 11:31 A.M. ON THE 24 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.

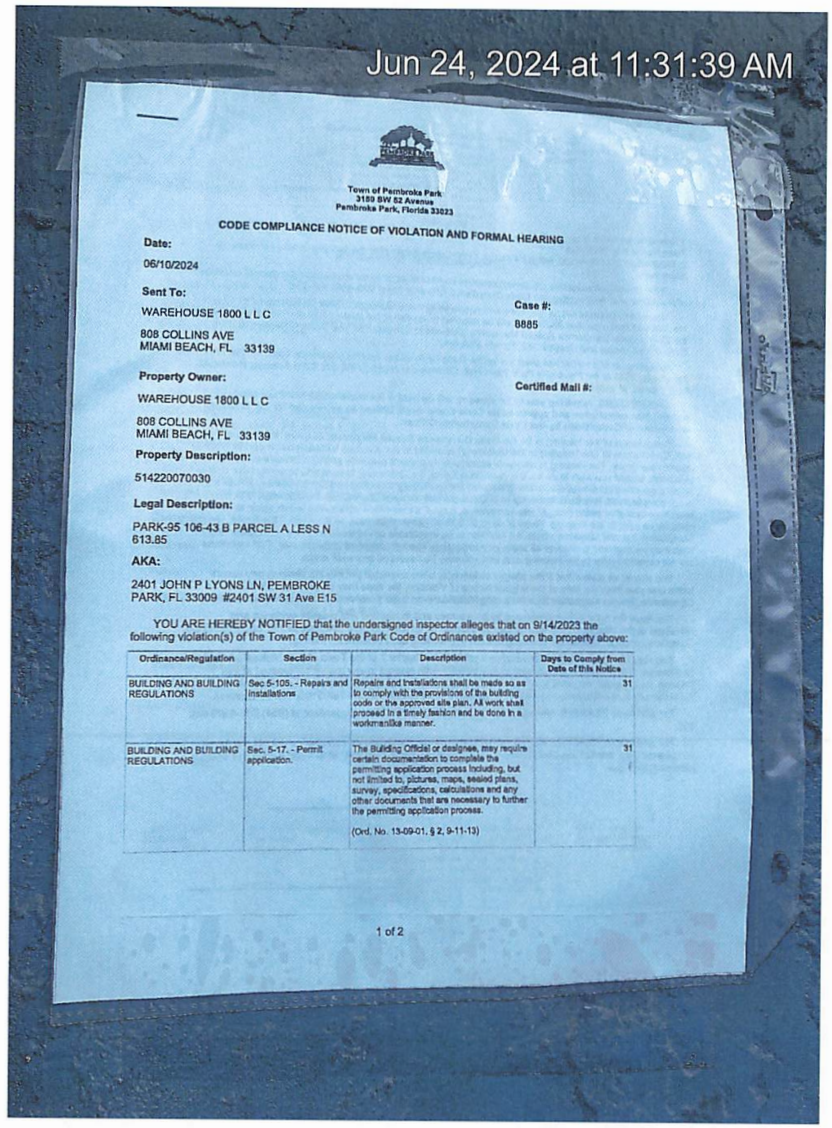
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 24 day of June 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



Town of Pembroke Park
3189 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/10/2024

Sent To:

WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Case #:

8885

Property Owner:

WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Certified Mail #:

Property Description:

514220070030

Legal Description:

PARK-95 106-43 B PARCEL A LESS N
613.85

AKA:

2401 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009 #2401 SW 31 Ave E15

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/14/2023 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.	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 of 2

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/10/2024

Sent To:

WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Case #:

8885

Property Owner:

WAREHOUSE 1800 L L C

808 COLLINS AVE
MIAMI BEACH, FL 33139

Certified Mail #:

Property Description:

514220070030

Legal Description:

PARK-95 106-43 B PARCEL A LESS N
613.85

AKA:

2401 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009 #2401 SW 31 Ave E15

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/14/2023 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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1.Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Installed an auto lift station without a permit. Obtain plans for an after the fact permit and complete all inspections.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code 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 July, 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.

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You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code 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

6/10/2024

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

Petitioner,

vs.

WAREHOUSE 1800 L L C
2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2401 SW 31 Ave E15

Respondent(s).

Case #: 8885

On 6/6/2024 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: WAREHOUSE 1800 L L C

Address: 808 COLLINS AVE MIAMI BEACH, FL 33139

Folio: 514220070030

Site Address: 2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2401 SW 31 Ave E15

Legal Description: PARK-95 106-43 B PARCEL A LESS N 613.85

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: 6/5/2024
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: 6/5/2024
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: 6/5/2024

Notes/Means of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Not Corrected.
2. Installed an auto lift station without a permit. No permit has been obtained.

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 6/6/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

9589 0710 5270 1605 9273 1

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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
$ ~~8.69~~ 8.93 (NC)
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4

Postmark Here

WAREHOUSE 1800 LLC
NOH #8885, #8826, #8825
2401 JOHN P LYONS LANE,
PEMBROKE PARK FL 33009

PS Form 3800, January

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ ~~8.69~~ 8.93 (NC)
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4

Postmark Here

ENTIN, JOSHUA M, ESQ.
NOH #8885, #8826, #8825
1213 SE 3RD AVENUE
FT. LAUDERDALE, FL 33316

PS Form 3800, J

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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~~ 8.93 (NC)
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4

Postmark Here

WAREHOUSE 1800 LLC
NOH #8885, #8826, #8825
808 COLLINS AVE
MIAMI BEACH FL 33139

PS Form 3800, January

9589 0710 5270 1605 9272 56

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

Postmark Here

WAREHOUSE 1800 LLC
NOH #8885
2401 SW 31 AVE E15
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
WAREHOUSE 1800 L L C 808 COLLINS AVE MIAMI BEACH, FL 33139	8885	09/14/2023

Property Owner:	Property Description:	Certified Mail #:
WAREHOUSE 1800 L L C 808 COLLINS AVE MIAMI BEACH, FL 33139	514220070030	

Legal Description:	AKA:
PARK-95 106-43 B PARCEL A LESS N 613.85	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2401 SW 31 Ave E15

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/14/2023 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.	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
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)	31

Notes/Means of Correction:

1.Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Installed an auto lift station without a permit. Obtain plans for an after the fact permit and complete all inspections.

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.

Jean Gustin

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

WAREHOUSE 1800 LLC
NOV #8885.

2401 JOHN P LYONS LN,
PEMBROKE PARK, FL 33009.

quadient
FIRST-CLASS MAIL
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09/18/2023 ZIP 33023
043M30245597
US POSTAGE

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

WAREHOUSE 1800 LLC
NOV #8885.

2401 SW 31 AVE, E15
PEMBROKE PARK, FL 33009.

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FIRST-CLASS MAIL
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043M30245597
US POSTAGE

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

ENTIN, JOSHUA M, ESQ.
NOV #8885.
1213 SE 3RD AVE,
FT. LAUDERDALE, FL 33316.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
09/18/2023 ZIP 33023
043M30245597
US POSTAGE

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

WAREHOUSE 1800 LLC
NOV #8885.
808 COLLINS AVE,
MIAMI BEACH, FL 33139.

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FIRST-CLASS MAIL
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09/18/2023 ZIP 33023
043M30245597
US POSTAGE

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2401 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 20 07 0030
Property Owner	WAREHOUSE 1800 L L C	Millage	0613
Mailing Address	808 COLLINS AVE MIAMI BEACH FL 33139	Use	48-02

Abbr Legal Description	PARK-95 106-43 B PARCEL A LESS N 613.85

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*	$1,122,930	$5,682,660	$6,805,590	$6,805,590	
2022	$1,122,930	$5,537,000	$6,659,930	$6,324,510	$135,635.09
2021	$1,122,930	$4,626,630	$5,749,560	$5,749,560	$123,641.99

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,805,590	$6,805,590	$6,805,590	$6,805,590
Portability	0	0	0	0
Assessed/SOH	$6,805,590	$6,805,590	$6,805,590	$6,805,590
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	$6,805,590	$6,805,590	$6,805,590	$6,805,590

Sales History

Date	Type	Price	Book/Page or CIN
4/19/1999	WD*	$2,100,000	29407 / 834
2/4/1997	WD*	$2,000,000	26010 / 654
2/26/1996	CE*	$1,000	24556 / 936
11/11/1986	WD*	$1,800,000	14048 / 602

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	160,419	SF
Adj. Bldg. S.F. (Card, Sketch)		61720
Eff./Act. Year Built: 1985/1980		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
61720								

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

Detail by Entity Name

Florida Limited Liability Company
WAREHOUSE 1800, L.L.C.

Filing Information

Document Number	L99000002229
FEI/EIN Number	65-0935308
Date Filed	04/13/1999
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	11/16/2015
Event Effective Date	NONE

Principal Address

2401 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 06/12/2012

Mailing Address

1000 5th Street Suite 305
Attn:Tabitha Branch
MIAMI BEACH, FL 33139

Changed: 01/16/2023

Registered Agent Name & Address

ENTIN, JOSHUA M, Esq.
1213 SE 3rd Avenue
FT. LAUDERDALE, FL 33316

Name Changed: 01/24/2013

Address Changed: 01/13/2023

Authorized Person(s) Detail

Name & Address

Title MGRM

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

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4644

Petitioner,

vs.

WAREHOUSE 1800 L L C

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #B9-B10 - Peter Meikle

FOLIO: 514220070030

LEGAL DESCRIPTION: PARK-95 106-43 B PARCEL A LESS N 613.85

The Town of Pembroke Park Code Compliance Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, February 27, 2020, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Compliance Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 rec...	3/8/2020	3/19/2020	$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Compliance Officer, who shall have the property inspected and notify the Code Compliance Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Compliance Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Compliance Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Compliance Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this _____

ATTEST:

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA

_____
MARLEN D. MARTELL
CLERK
Code Compliance Board

_____
ROBERT JANZER
CHAIRPERSON
Code Compliance Board

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

Case Overview

Property/Incident Information

Owner	Address	Site Address
TOPPER PROPERTIES LLC	2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Folio

514229080010

Legal Description

2601 INC PLAT 162-39 B PARCEL A

Case Status Open **Case #** 9222 **Date Next Inspection** 7/17/2024

Notes Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1267 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/23/2024		Notice of Violation	Regular Mail
6/10/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/17/2024
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: 7/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TOPPER PROPERTIES LLC CASE NO. 9222

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TOPPER PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2601 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: TOPPER PROPERTIES LLC
AT 11:20 A.M. ON THE 24 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.

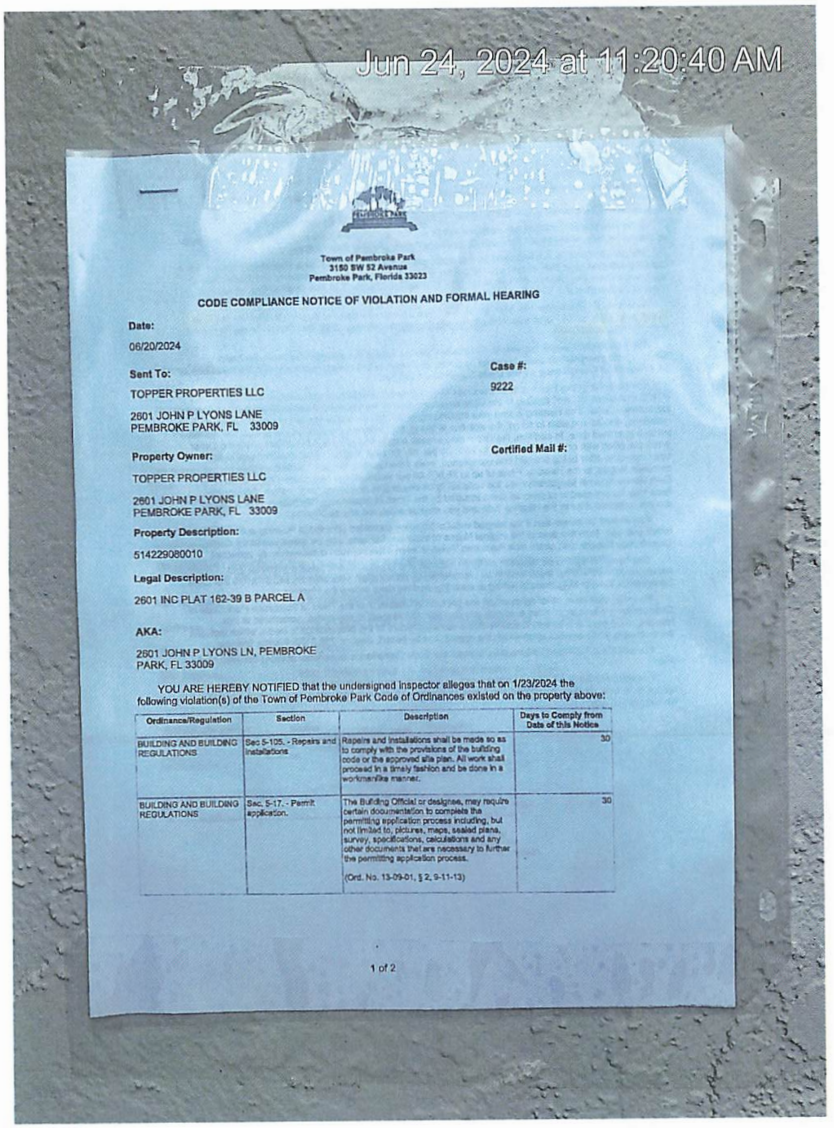
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24 day of June 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Case #:

9222

Sent To:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Owner:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Property Description:

514229080010

Legal Description:

2601 INC PLAT 162-39 B PARCEL A

AKA:

2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/23/2024 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 installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1 of 2

9589 0710 5270 1605 9271 57

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

Postage
$ 6.69

Total Postage and Fees
$

Sent To
TOPPER PROPERTIES LLC
STEWART, STEPHEN
NOH #9222

Street and Apt. No.
2601 JOHN P LYONS LN,

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

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Case #:

9222

Property Owner:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229080010

Legal Description:

2601 INC PLAT 162-39 B PARCEL A

AKA:

2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/23/2024 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 installations	Repairs and installations shall be made so as to comply with the provisions 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 rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1267 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 17th day of July, 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.

Jean Gustin

6/20/2024

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

Petitioner,

vs.

TOPPER PROPERTIES LLC
2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:
9222

On 6/10/2024 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: TOPPER PROPERTIES LLC

Address: 2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009

Folio: 514229080010

Site Address: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Legal Description: 2601 INC PLAT 162-39 B PARCEL A

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: 6/10/2024
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: 6/10/2024

Notes/Means of Correction:

1. Installed rack system without a permit. Racking System - No permit has been obtained.

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 6/10/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
TOPPER PROPERTIES LLC 2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	9222	01/23/2024

Property Owner:	Property Description:	Certified Mail #:
TOPPER PROPERTIES LLC 2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	514229080010	

Legal Description:	AKA:
2601 INC PLAT 162-39 B PARCEL A	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/23/2024 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 installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept at 754-232-1267 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.

Detail by Entity Name

Florida Limited Liability Company
TOPPER PROPERTIES, LLC

Filing Information

Document Number	L04000054456
FEI/EIN Number	N/A
Date Filed	07/21/2004
State	FL
Status	ACTIVE

Principal Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Mailing Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Registered Agent Name & Address

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Address Changed: 05/23/2007

Authorized Person(s) Detail

Name & Address

Title MGRM

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2021	02/03/2021

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2601 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 29 08 0010
Property Owner	TOPPER PROPERTIES LLC	Millage	0613
Mailing Address	2601 JOHN P LYONS LANE PEMBROKE PARK FL 33009	Use	48-09

Abbr Legal Description	2601 INC PLAT 162-39 B PARCEL A

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

* 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*	$481,680	$2,165,230	$2,646,910	$2,646,910	
2023	$481,680	$2,165,230	$2,646,910	$2,406,470	$53,539.60
2022	$481,680	$1,799,630	$2,281,310	$2,187,700	$46,779.72

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,646,910	$2,646,910	$2,646,910	$2,646,910
Portability	0	0	0	0
Assessed/SOH	$2,646,910	$2,646,910	$2,646,910	$2,646,910
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,646,910	$2,646,910	$2,646,910	$2,646,910

Sales History

Date	Type	Price	Book/Page or CIN
8/27/2004	WD	$1,600,000	38146 / 1985
9/1/1993	WD	$400,000	21083 / 364

Land Calculations

Price	Factor	Type
$11.00	43,789	SF
Adj. Bldg. S.F. (Card, Sketch)		21265
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
21265								

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

TOPPER PROPERTIES LLC
STEWART, STEPHEN
NOV #9222.

2601 John P. Lyons Lane,
Pembroke Park, Fl 33009.

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
01/29/2024 ZIP 33023
043M30245597
US POSTAGE

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

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 7787

Petitioner,

vs.

TOPPER PROPERTIES LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

FOLIO: 514229080010

LEGAL DESCRIPTION: 2601 INC PLAT 162-39 B PARCEL A

The Town of Pembroke Park Code Compliance Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Wednesday, January 25, 2023, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Compliance Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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....	3/27/2023		$250.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
BUILDING AND BUILDING REGULATIONS...	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to th...			
BUILDING AND BUILDING REGULATIONS...	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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 process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are nec...			

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Erik Richwagen**, the Code Compliance Officer, who shall have the property inspected and notify the Code Compliance Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Compliance Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Compliance Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Compliance Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Officer at 954-961-4300 or (954) 275-0609.

DONE AND ORDERED this _____

ATTEST:

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA

_____

MARLEN D. MARTELL
CLERK
Code Compliance Board

_____

TEST MAGISTRATE
Code Compliance Board

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

Case Overview

Property/Incident Information

Owner	Address	Site Address
Noemi Villagomez Mabaceda	307 9th ST Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #307 9th ST

Folio

514229000331

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

Case Status Open **Case #** 9252 **Date Next Inspection** 7/17/2024

Notes

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installation of an external propane tank connected to the mobile home without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.
VIN Identification Number: N22140

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/29/2024		Notice of Violation	Regular Mail
6/14/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/17/2024
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: 7/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

NOEMI VILLAGOMEZ MABACEDA CASE NO. 9252

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NOEMI VILLAGOMEZ MABACEDA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 307 9TH ST, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: NOEMI VILLAGOMEZ MABACEDA AT 12:35 P.M. ON THE 24 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.

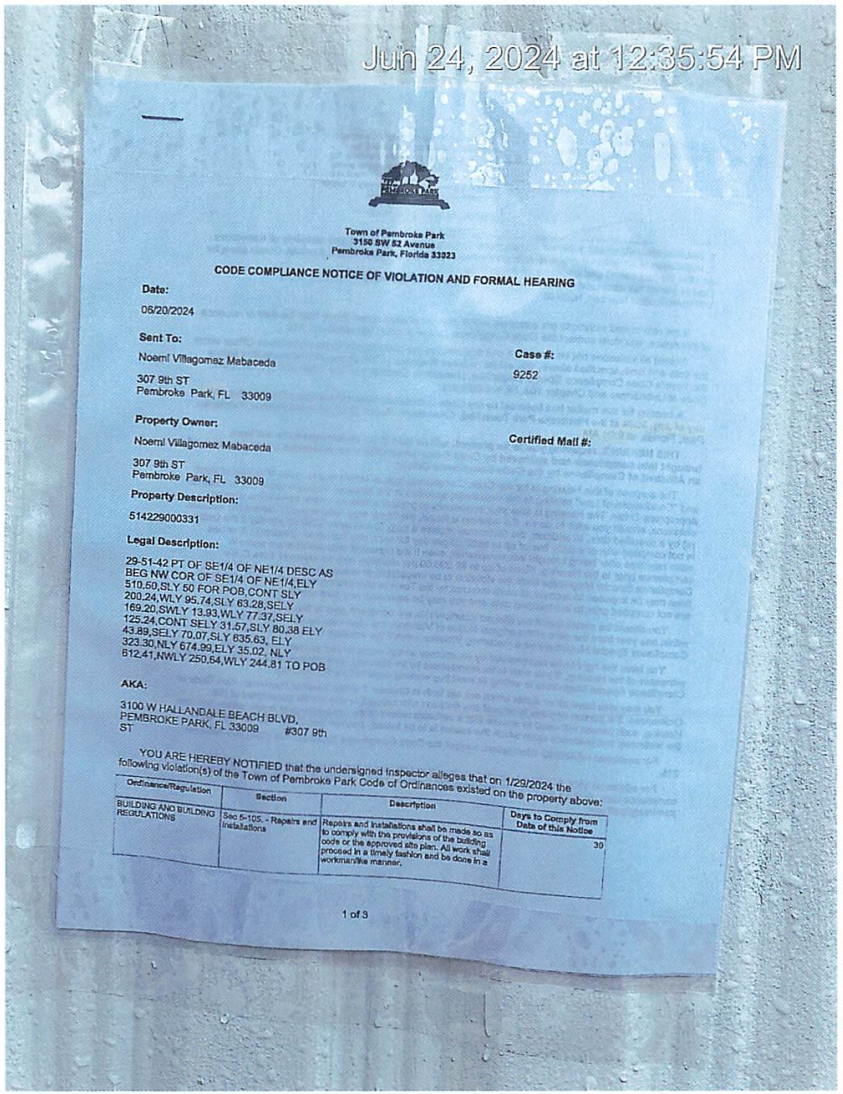
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24 day of June 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
06/20/2024

Sent To:
Noemi Villagomez Mabaceda

307 9th ST
Pembroke Park, FL 33009

Case #:
9252

Property Owner:
Noemi Villagomez Mabaceda

307 9th ST
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514229000331

Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4,ELY
510.50,SLY 50 FOR POB,CONT SLY
200.24,WLY 95.74,SLY 63.28,SELY
169.20,SWLY 13.93,WLY 77.37,SELY
125.24,CONT SELY 31.57,SLY 80.38 ELY
43.89,SELY 70.07,SLY 635.63, ELY
323.30,NLY 674.99,ELY 35.02, NLY
812.41,NWLY 250.64,WLY 244.81 TO POB

AKA:
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #307 9th
ST

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/29/2024 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 installations	Repairs and installations shall be made so as to comply with the provisions 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 of 3

9589 0710 5270 1605 9270 27

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

Postmark Here

HOLLYWOOD FL 33021 JUN 21 2024 USPS HILLCREST POSTAL STATION

GREEN ACRES PEMBROKE MHC LLC
NOH #9252
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

PS Form 3800, J See Reverse for Instructions

9589 0710 5270 1605 9270 10

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

Postmark Here

HOLLYWOOD FL 33021 JUN 21 2024 USPS HILLCREST POSTAL STATION

GREEN ACRES PEMBROKE MHC LLC
NOH #9252
8800 N BRONX AVE 2 FL
SKOKIE IL 60077

PS Form 3800, Ja

9589 0710 5270 1605 9269 90

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

Postmark Here

HOLLYWOOD FL 33021 JUN 21 2024 USPS HILLCREST POSTAL STATION

NOEMI VILLAGOMEZ MABACEDA
NOH #9252
307 9th ST
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9270 03

U.S. Postal Service™
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Domestic Mail Only

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

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

Postmark Here

HOLLYWOOD FL 33021 JUN 21 2024 USPS HILLCREST POSTAL STATION

CORPORATION SERVICE COMPANY
NOH #9252
1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800, See Reverse for Instructions

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

Noemi Villagomez Mabaceda

307 9th ST
Pembroke Park, FL 33009

Case #:

9252

Property Owner:

Noemi Villagomez Mabaceda

307 9th ST
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000331

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

AKA:

3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #307 9th ST

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/29/2024 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 installations	Repairs and installations shall be made so as to comply with the provisions 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 complete all inspections.
2. Installation of an external propane tank connected to the mobile home without a permit. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.
VIN Identification Number: N22140

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 July, 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.

Jean Gustin

6/14/2024

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

Petitioner,

vs.

Noemi Villagomez Mabaceda

3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #307 9th ST

Respondent(s)

Case #:

9252

On 6/14/2024 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:	Noemi Villagomez Mabaceda
Address:	307 9th ST Pembroke Park, FL 33009
Folio:	514229000331
Site Address:	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #307 9th ST
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

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: 7/17/2024
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: 7/17/2024

Notes/Means of Correction:

1. Installed a/c unit without a permit. No permit application submitted, for the a/c unit mini split. Not Corrected.
2. Installation of an external propane tank connected to the mobile home without a permit. No permit application was submitted for the external propane tank. 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 6/14/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
Noemi Villagomez Mabaceda 307 9th ST Pembroke Park, FL 33009	9252	01/29/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
Noemi Villagomez Mabaceda 307 9th ST Pembroke Park, FL 33009	514229000331	

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #307 9th ST

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/29/2024 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 installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installation of an external propane tank connected to the mobile home without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.
VIN Identification Number: N22140

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.

Jean Gustin

Sunbiz.org Division of Corporations
an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
GREEN ACRES PEMBROKE MHC, LLC

Filing Information

Document Number	M17000000264
FEI/EIN Number	81-4775870
Date Filed	01/10/2017
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Mailing Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title Manager

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

Annual Reports

Report Year	Filed Date
2021	04/07/2021
2022	09/15/2022
2023	04/25/2023

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3100 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0331
Property Owner	GREEN ACRES PEMBROKE MHC LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2 FL SKOKIE IL 60077	Use	28-03

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

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

* 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*	$4,366,470	$205,610	$4,572,080	$4,211,350	
2023	$4,366,470	$205,610	$4,572,080	$3,828,500	$87,565.82
2022	$3,274,850	$205,610	$3,480,460	$3,480,460	$73,508.71

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,572,080	$4,572,080	$4,572,080	$4,572,080
Portability	0	0	0	0
Assessed/SOH	$4,211,350	$4,572,080	$4,211,350	$4,211,350
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,211,350	$4,572,080	$4,211,350	$4,211,350

Sales History

Date	Type	Price	Book/Page or CIN
1/30/2017	SW*-E	$4,938,000	**114182283**
10/1/1970	WD	$5,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	545,809	SF
Adj. Bldg. S.F. (Card, Sketch)		3136
Eff./Act. Year Built: 1978/1977		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
S								
11840								

Community Menu

dent_10742826_390687.pdf

35 of 41

CERTIFICATE OF TITLE

TITLE NUMBER	VEHICLE/VESSEL IDENTIFICATION #	YR. MAKE	MAKE or MANUFACTURER	BODY TYPE	VEHICLE COLOR
4714105	2A2013	1972	DELO	HS	UNK

DATE OF ISSUE MO. DAY YEAR	TRANS. CODE	VEHICLE USE	HULL MATERIAL	PROPULSION	FUEL	VESSEL TYPE	WATER	FL NU
09 28 22	TRT	PRIVATE						

SEX	BIRTHDATE MO.	DAY
F	09	11

Applicant/Owner's Name & Address
NOEMI VILLAGOMEZ MABACEDA
307 9TH ST
HALLANDALE, FL 33009-5017

1st OWNER FL/DL FEID #

VOLUNTARY CONTRIBUTIONS

AGENCY FEE	TITLE FEE
4.75	73.50

Action Requested: TRANSFER TITLE

Brands:

PREV. STATE	DATE ACQUIRED	NEW	USED	ODOMETER / VESSEL MANUFACTURER
FL	09/28/2022		XX	

LIEN INFORMATION

DATE OF LIEN | RECEIVED DATE | , FEID # OR FL / DL AND SEX AND DATE OF BIR

NAME OF FIRST LIENHOLDER

ADDRESS

SALVAGE TYPE

SELLER INFORMATION

NAME OF SELLER, FLORIDA DEALER, OR OTHER PREVIOUS OWNER

ADDRESS

DEALER LICENSE NO.

CONSUMER OR SALES TAX EXEMPTION #

SALES TAX AND USE REPORT

TRANSFER OF TITLE ☐ PURCHASER HOLDS VALID

INDICATE TOTAL PURCHASE PRICE, INCLUDING ANY UNPAID BALANCE DUE SELLER, BANK OR OTHERS

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

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
02/01/2024 ZIP 33023
043M30245597
US POSTAGE

GREEN ACRES PEMBROKE LLC
NOV #9252.
3100 N HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009.

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

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
02/01/2024 ZIP 33023
043M30245597
US POSTAGE

NOEMI VILLAGOMEZ MARACEDA
NOV #9252.
307 9th ST
PEMBROKE PARK, FL 33009.

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

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
02/01/2024 ZIP 33023
043M30245597
US POSTAGE

GREEN ACRES PEMBROKE MHC LLC
NOV #9252.

8800 N BRONX AVE, 2 FL,
SKOKIE IL 60077.

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

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
02/01/2024 ZIP 33023
043M30245597
US POSTAGE

CORPORATION SERVICE COMPANY.
NOV #9252.

1201 HAYS STREET,
TALLAHASSEE, FL 32301.

Please inspect

Green Acres Pembroke - 101
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009
(954) 983-6009 Office Fax

VIA CERTIFIED MAIL / RETURN RECEIPT REQUESTED
AND REGULAR U. S. MAIL AND POSTING AT THE PREMISES

January 19, 2024

7 - DAY NOTICE TO CURE RULES VIOLATIONS

Noemi Villagomez Mabaceda
And All Others in Possession
307 9th Street
Pembroke Park, FL 33009
COUNTY of Broward

Re: Unit: 129
307 9th Street
Pembroke Park, FL 33009
Tenancy at Green Acres Pembroke - 101

Dear Noemi Villagomez Mabaceda and All others in Possession:

This notice is being sent to you as a First Notice of Park Rules Violations as required by Florida Statute 723.061. This notice concerns violations of your rental agreement at Lot 129 of Green Acres Pembroke - 101. The mailing address of the mobile home in question is 307 9th Street, Pembroke Park, FL 33009.

Please be advised that you have violated the terms of your rental agreement, the Park Prospectus, and Chapter 723 of Florida Statutes. Specifically, you have ***Unauthorized tenants, construction without permits, illegal parking obstructing traffic or emergency vehicles from entering street***.

It is required that within seven (7) days from the date of delivery of this notice that you will correct the deficiencies and violations of the park rules and regulations as noted herein. Pursuant to Section 723.061 (5), delivery of the mailed notice shall be deemed given five (5) days after the date of the postmark. Should you fail or refuse to take the necessary steps to correct these violations and be in compliance with the park rules and regulations, the park will have no choice but to issue a second notice of park rules violations of the same park rule within twelve (12) calendar months. Such second violation is grounds for eviction, which will result in your having to vacate the lot and removing your mobile home from the park, should the action be successful.

In order to cure these violations, you must ***all unauthorized tenants must vacate the premises as once, provide permits for all work being done, you must park in your driveway or in front of your house not on the right of way***. This is the final warning about unauthorized tenants.

Please contact the park office should you have any questions whatsoever concerning the terms of the notice.

Management
Agent for Property

Posted / Delivered by hand
on: 1/19/2024
Time: 7:20AM
By: Sandra A Willia

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Case Status Open **Case #** 9257 **Date Next Inspection** 7/17/2024

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00).
Call Code Enforcement for Re-inspection.
Repeat Violation - Fifth Offense.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/30/2024		Notice of Violation	Regular Mail
6/11/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 7/17/2024
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 7/17/2024
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 7/17/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/17/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 7/17/2024
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 7/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANDERSON, GERALD CASE NO. 9257

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANDERSON, GERALD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: ANDERSON, GERALD AT 11:04 A.M. ON THE 24 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.

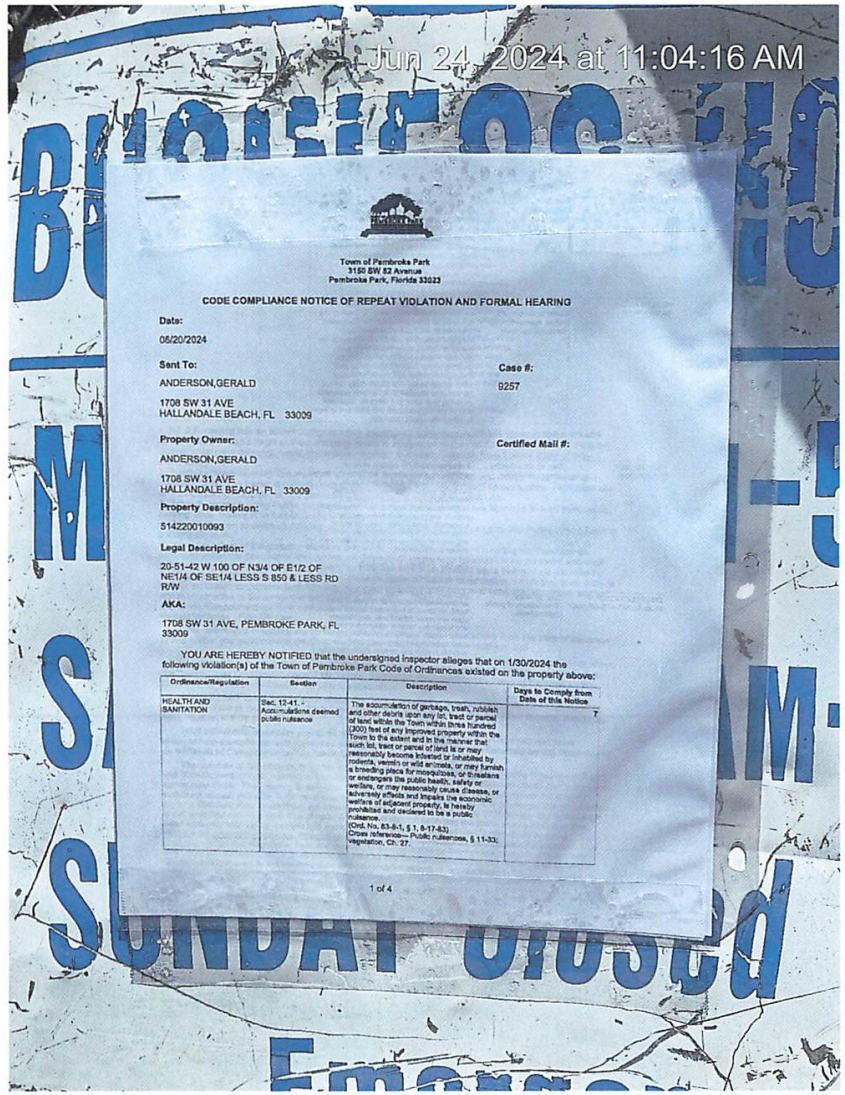
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 24 day of June 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

9257

Property Owner:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2024 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.	7

1 of 4

9589 0710 5270 1605 9271 02

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
ANDERSON,GERALD
NOH #9257

Street and Apt. No.,
1708 SW 31 AVE,

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

PS Form 3800, Ja

USPS HILLCREST POSTAL STORE
JUN 21 2024

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

9257

Property Owner:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2024 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.	7

HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)		7
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)		7
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)		7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.		7

ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	7

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00).
Call Code Enforcement for Re-inspection.
Repeat Violation - Fifth Offense.

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 July, 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.

Jean Gustin

6/14/2024

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

Petitioner,

vs.

ANDERSON,GERALD
1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:
9257

On 6/11/2024 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:	ANDERSON,GERALD
Address:	1708 SW 31 AVE HALLANDALE BEACH, FL 33009
Folio:	514220010093
Site Address:	1708 SW 31 AVE, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference—Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 7/17/2024
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 7/17/2024
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 7/17/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/17/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 7/17/2024
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 7/17/2024

Notes/Means of Correction:

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Not Corrected.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Not Corrected.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Not Corrected.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense. Not Corrected.
Repeat Violation - Fifth Offense.

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 6/11/2024

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:	Case #:	Date:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	9257	01/30/2024

Property Owner:	Property Description:	Certified Mail #:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	

Legal Description:	AKA:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2024 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.	7
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ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	7

Notes/Means of Correction:

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
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Call Code Enforcement for Re-inspection.
Repeat Violation - Fifth 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.

Jean Gustin

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

ANDERSON, GERALD.

NORV #9257.

1708 SW 31 AVE,

PEMBROKE PARK, FL 33009.

quadient

FIRST-CLASS MAIL

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02/01/2024 ZIP 33023

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US POSTAGE

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49-02

Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

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

* 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*	$230,160	$40,130	$270,290	$214,220	
2023	$230,160	$40,130	$270,290	$194,750	$4,703.86
2022	$161,110	$40,130	$201,240	$177,050	$3,887.85

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$270,290	$270,290	$270,290	$270,290
Portability	0	0	0	0
Assessed/SOH	$214,220	$270,290	$214,220	$214,220
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	$214,220	$270,290	$214,220	$214,220

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	**17476 / 438**

Land Calculations

Price	Factor	Type
$20.00	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
296								

Sunbiz.org Division of Corporations
an official State of Florida website

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

Detail by Entity Name

Florida Limited Liability Company
A & B RECYCLING, LLC

Filing Information

Document Number	L22000276368
FEI/EIN Number	65-0196394
Date Filed	06/17/2022
Effective Date	06/20/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	11/14/2022
Event Effective Date	NONE

Principal Address

1708 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Changed: 11/14/2022

Mailing Address

1708 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Changed: 11/14/2022

Registered Agent Name & Address

ANDERSON, GERALD D
1708 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

ANDERSON, GERALD D
1708 SW 31ST AVENUE
PEMBROKE PARK, US 33009

Title AMBR

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

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30 JAN 2024 PM 4 L

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THE Q T INC.
NOV #9257.

SW 56 AVE,
PEMBROKE PARK, Fl 33023.

I.A

NIXIE 331 DE 1 0002/08/24
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 33023541350 *2938-03033-30-38

..9BIK1205351Z0888 VAC
33023-14081

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

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 6905

Petitioner,

vs.

ANDERSON,GERALD

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	1708 SW 31 AVE, PEMBROKE PARK, FL 33009
FOLIO:	514220010093
LEGAL DESCRIPTION:	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

The Town of Pembroke Park Code Compliance Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Wednesday, April 20, 2022, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Compliance Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
BUILDING AND BUILDING REGULATIONS...	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord...	4/11/2022		$500.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 parce...	4/11/2022		$500.00
HEALTH AND SANITATION...	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. ...			
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...			
HEALTH AND SANITATION...	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture ...			
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY...	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition,...	4/11/2022		$500.00
ZONING...	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian...			

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Compliance Officer, who shall have the property inspected and notify the Code Compliance Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Compliance Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Compliance Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Compliance Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this _____

ATTEST:

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA

_____

MARLEN D. MARTELL
CLERK
Code Compliance Board

_____

TEST MAGISTRATE
Code Compliance Board

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

Case Overview

Property/Incident Information

Owner	Address	Site Address
JUNHALLA LLC	3149 John P Curci Drive, Bay # 1 PEMBROKE PARK, FL 33009	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 1

Folio

514229040010

Legal Description

JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

Case Status Open **Case #** 9377 **Date Next Inspection** 7/17/2024

Notes

1. Carmen Cargo Express Inc. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.
2. Aluminum signs; mounted aluminum sign located on the building. Obtain an after the fact permit and complete inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/4/2024		Notice of Violation	Regular Mail
6/14/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/17/2024
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: 7/17/2024
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: 7/17/2024
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: 7/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JUNHALLA LLC

CASE NO. 9377

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JUNHALLA LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3149 JOHN P CURCI Bay #1, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: JUNHALLA LLC AT 09:59 A.M. ON THE 24 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.

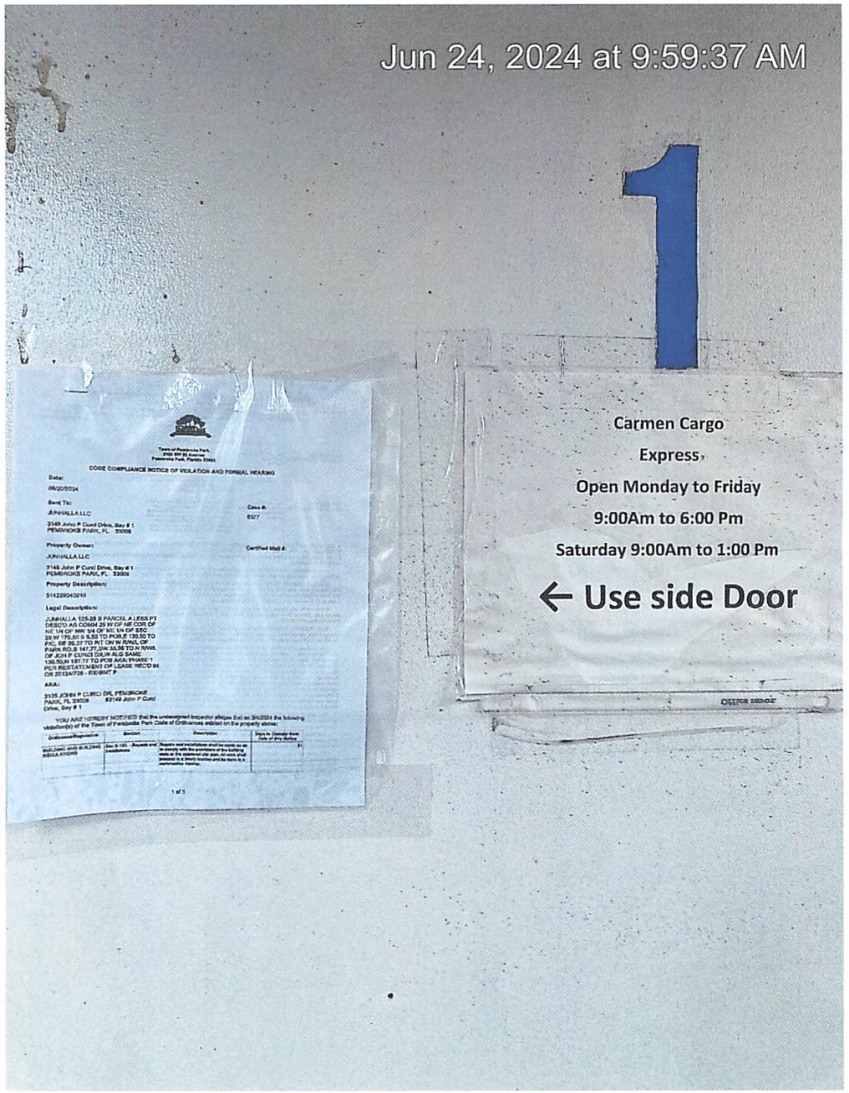
AFFIANT

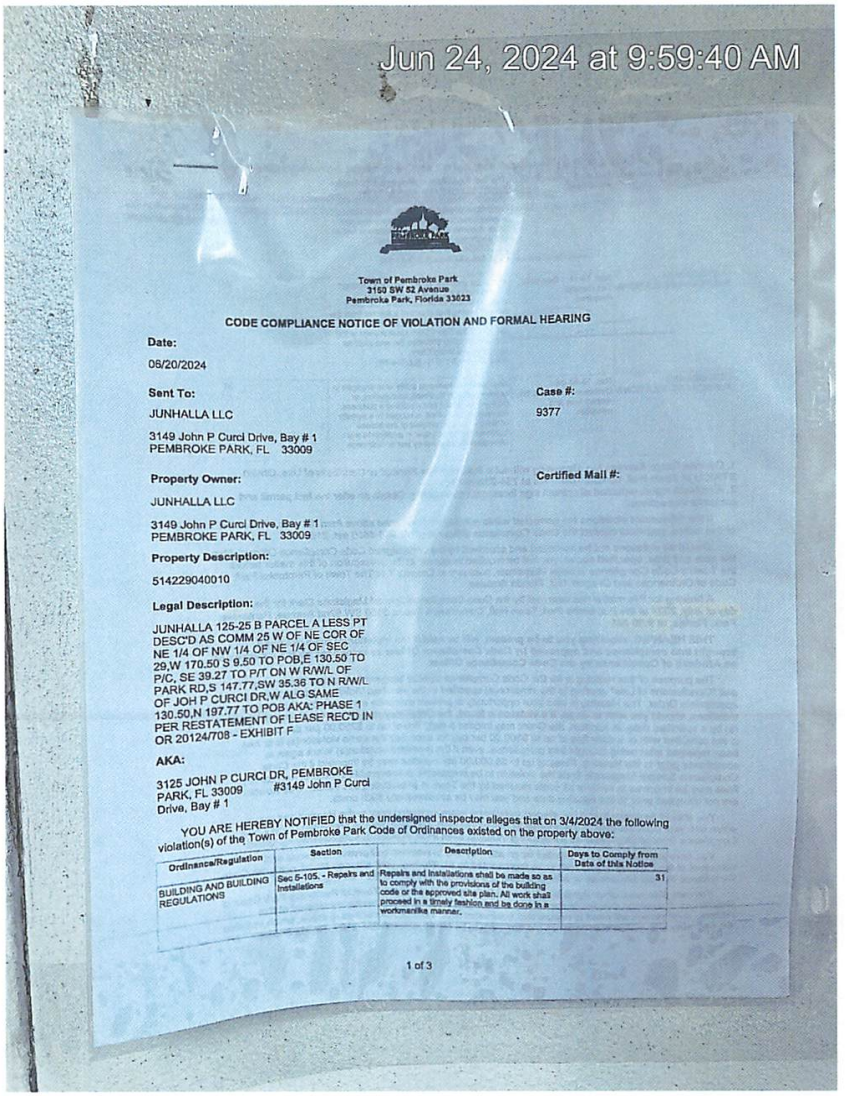
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24 day of June, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
06/20/2024

Sent To:
JUNHALLA LLC

3149 John P Curci Drive, Bay # 1
PEMBROKE PARK, FL 33009

Case #:
9377

Property Owner:
JUNHALLA LLC

3149 John P Curci Drive, Bay # 1
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
514229040010

Legal Description:
JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

AKA:
3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/4/2024 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 Installations	Repairs and installations shall be made so as to comply with the provisions 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

1 of 3

9589 0710 5270 1605 9270 22

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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 a
$
Sent To CURCI, JEROME WILLIAM
Street and Apt. NOH #9377
City, State, ZIP+ 16 WOODLAKE DRIVE
PORT ORANGE, FL 32129
Postmark Here
PS Form 3800,

9589 0710 5270 1605 9270 89

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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 F
$
Sent To JUNHALLA LLC
Street and Apt. No., NOH #9377
City, State, ZIP+4® 313 JEN JUNE LN
ASHEVILLE NC 28803
Postmark Here
PS Form 3800, Jan

9589 0710 5270 1605 9270 65

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and F
$
Sent To JUNHALLA LLC
Street and Apt. No., NOH #9377
City, State, ZIP+4® 3149 JOHN P CURCI DRIVE, BAY # 1
PEMBROKE PARK, FL 33009
Postmark Here
PS Form 3800, January

9589 0710 5270 1605 9270 96

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and
$
Sent To JUNHALLA LLC
Street and Apt. No NOH #9377
City, State, ZIP+4® 3125 JOHN P CURCI DR,
PEMBROKE PARK, FL 33009
Postmark Here
PS Form 3800, J

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

JUNHALLA LLC

3149 John P Curci Drive, Bay # 1
PEMBROKE PARK, FL 33009

Case #:

9377

Property Owner:

JUNHALLA LLC

3149 John P Curci Drive, Bay # 1
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229040010

Legal Description:

JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

AKA:

3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/4/2024 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 installations	Repairs and installations shall be made so as to comply with the provisions 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
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)	31
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.	31

1. Carmen Cargo Express Inc. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.
2. Aluminum signs; mounted aluminum sign located on the building. Obtain an after the fact permit and complete inspections.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code 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 July, 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.

Jean Gustin

6/14/2024

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

Petitioner,

vs.

JUNHALLA LLC

3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 1

Respondent(s)

Case #:

9377

On 6/14/2024 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:	JUNHALLA LLC
Address:	3149 John P Curci Drive, Bay # 1 PEMBROKE PARK, FL 33009
Folio:	514229040010
Site Address:	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 1
Legal Description:	JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

Ordinance/Regulation	Section	Description	Date Complied
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Notes/Means of Correction:

1. Carmen Cargo Express Inc. Operating without a Business Tax Receipt or Certificate of Use. Permit / Process # 856818 for BTR Not obtained. Not Corrected.
2. Aluminum signs; mounted aluminum sign located on the building. No permits have been obtained for the aluminum sign. 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 6/14/2024

NOTARY PUBLIC, STATE OF FLORIDA

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
JUNHALLA LLC 3149 John P Curci Drive, Bay # 1 PEMBROKE PARK, FL 33009	9377	03/04/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
JUNHALLA LLC 3149 John P Curci Drive, Bay # 1 PEMBROKE PARK, FL 33009	514229040010	

Legal Description:	**AKA:**
JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/4/2024 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
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Notes/Means of Correction:

1. Carmen Cargo Express Inc. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at754-232-1629.
2. Aluminum signs; mounted aluminum sign located on the building. Obtain an after the fact permit and complete inspections.

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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.

Jean Gustin

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3125 JOHN P CURCI DRIVE, PEMBROKE PARK FL 33009	ID #	5142 29 04 0010
Property Owner	JUNHALLA LLC	Millage	0613
Mailing Address	313 JEN JUNE LN ASHEVILLE NC 28803	Use	48-01

Abbr Legal Description	JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

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

* 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*	$562,510	$6,093,050	$6,655,560	$6,655,560	
2023	$562,510	$6,093,050	$6,655,560	$6,096,550	$135,305.65
2022	$562,510	$5,551,600	$6,114,110	$5,542,320	$120,565.80

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,655,560	$6,655,560	$6,655,560	$6,655,560
Portability	0	0	0	0
Assessed/SOH	$6,655,560	$6,655,560	$6,655,560	$6,655,560
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	$6,655,560	$6,655,560	$6,655,560	$6,655,560

Sales History

Date	Type	Price	Book/Page or CIN
10/25/2007	WD*	$100	**46765 / 872**
6/7/2001	WD*	$100	**31806 / 1377**
11/1/1992	WD		**20124 / 704**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	93,751	SF
Adj. Bldg. S.F. (Card, Sketch)		50984
Units		2
Eff./Act. Year Built: 1987/1986		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
50984								

DIVISION OF CORPORATIONS

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

Detail by Entity Name

Florida Limited Liability Company
JUNHALLA, LLC

Filing Information

Document Number	L07000104084
FEI/EIN Number	30-0487504
Date Filed	10/12/2007
State	FL
Status	ACTIVE

Principal Address

313 Jen June Lane
asheville, NC 28803

Changed: 10/07/2022

Mailing Address

313 Jen June Lane
asheville, NC 28803

Changed: 10/07/2022

Registered Agent Name & Address

CURCI, Jerome william
16 woodlake drive
PORT Orange, FL 32129

Name Changed: 01/22/2023

Address Changed: 01/22/2023

Authorized Person(s) Detail

Name & Address

Title MGRM

CURCI, JEROME W
16 Woodlake drive
Port Orange, FL 32129

Title MGRM

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

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
03/08/2024 ZIP 33023
043M30245597
US POSTAGE

Curci, Jerome William
NOV #9377.
16 woodlake drive,
Port Orange, Fl 32129.

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

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
03/08/2024 ZIP 33023
043M30245597
US POSTAGE

Junhalla llc
NOV # 9377.
3149 John P. Curci, Bay #1
Pembroke Park, Fl 33009.

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

JUNHALLA LLC
NOV #9377.

3125 John R Curci Drive,
Pembroke Park, Fl 33009

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
03/08/2024 ZIP 33023
043M30245597
US POSTAGE

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

JUNHALLA LLC
NOV #9379.

313 Jen June LN
Asheville, NC 28803.

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
03/08/2024 ZIP 33023
043M30245597
US POSTAGE

TOWN OF PEMBROKE PARK

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

Finance Department

MIAMI FL 330

11 MAR 2024PM 2 L

quadient

FIRST-CLASS MAIL

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$000.64 0

03/08/2024 ZIP 33023

043M30245597

US POSTAGE

JUNHALLA LLC

NOV #9377.

3125 John R Curci Drive,

Pembroke Park, Fl 33009

NIXIE 331 CE 1 2203/18/24

RETURN TO SENDER

INSUFFICIENT ADDRESS

UNABLE TO FORWARD

BC: 33023541350 *2106-06915-11-42

IA

33009-288188

33023>5413

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

MIAMI FL 330
11 MAR 2024 PM 5 L
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FIRST-CLASS MAIL
IMI
$000.64 0
03/08/2024 ZIP 33023
043M30245597
US POSTAGE

FWD

Junhalla llc
NOV # 9377.
3149 John P. Curci, Bay #1
Pembroke Park, Fl 33009.

APR 22 2024

NIXIE 331 DE 1 0004/16/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *2506-05307-11-42

UTF FWD

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

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 8824

Petitioner,

vs.

JUNHALLA LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 2-3-4
FOLIO:	514229040010
LEGAL DESCRIPTION:	JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

The Town of Pembroke Park Code Compliance Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Wednesday, January 17, 2024, after due notice to the Respondent(s). The Respondent(s) were present at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Compliance Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
BUILDING AND BUILDING REGULATIONS...	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner....	2/16/2024	2/15/2024	$250.00
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 rec...		2/15/2024	
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a ...		2/15/2024	
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 ...		2/15/2024	
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 nec...		2/15/2024	

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jean Gustin**, the Code Compliance Officer, who shall have the property inspected and notify the Code Compliance Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Compliance Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Compliance Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Compliance Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Officer at 123-321-1234 or (954) 275-0609.

DONE AND ORDERED this _____

ATTEST:

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA

_____

MARLEN D. MARTELL
CLERK
Code Compliance Board

_____

TEST MAGISTRATE
Code Compliance Board

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

Case Overview

Property/Incident Information

Owner	Address	Site Address
RIKING ENTERPRISES V LLC	5434 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #5434 W HALLANDALE BEACH BLVD

Folio

514230390010

Legal Description

PEMBROKE OAKS 177-39 B PARCEL A

Case Status Open **Case #** 9387 **Date Next Inspection** 7/17/2024

Notes

1. Food truck on property has two prohibited flag banners, flag banners are prohibited. Remove banners from property.
2. There is a trailer with a banner sign attached to it, banners are prohibited. Remove banner from property.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/17/2024		Notice of Violation	Regular Mail
6/7/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles	1. Mobile Food Dispensing Vehicles are allowed on private property that is designated and used for residential, commercial, industrial, recreational or non-residential purposes, subject to the following conditions: (h) Mobile food dispensing vehicles shall not display or use any sign or banner that is otherwise prohibited by the Town code.	Not in Compliance - Reinspection Date: 7/17/2024
SIGNS AND ADVERTISING	Sec. 21-18 (a). - Exempt signs.	(a) Vehicle signs. All vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or site for advertising purposes in addition to or in lieu of a permanent or temporary sign as permitted under this Ordinance No. 88-9-4. (see section 21-19 Prohibited signs).	Not in Compliance - Reinspection Date: 7/17/2024
SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	Not in Compliance - Reinspection Date: 7/17/2024
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	Not in Compliance - Reinspection Date: 7/17/2024
SIGNS AND ADVERTISING	Sec. 21-19 (g). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (g) Roof signs;	Not in Compliance - Reinspection Date: 7/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RIKING ENTERPRISES V LLC

CASE NO. 9387

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RIKING ENTERPRISES V LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5434 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: RIKING ENTERPRISES V LLC
AT 12:53 P.M. ON THE 24 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 24 day of June 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

Jun 24, 2024 at 12:53:36 PM

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

RIKING ENTERPRISES V LLC

5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

9387

Property Owner:

RIKING ENTERPRISES V LLC

5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230390010

Legal Description:

PEMBROKE OAKS 177-39 B PARCEL A

AKA:

W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #5434 W
HALLANDALE BEACH BLVD

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/17/2024 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles.	1. Mobile Food Dispensing Vehicles are allowed on private property that is designated and used for residential, commercial, industrial, recreational or non-residential purposes, subject to the following conditions: (h) Mobile food dispensing vehicles shall not display or use any sign or banner that is otherwise prohibited by the Town code.	
SIGNS AND ADVERTISING	Sec. 21-18 (a). - Exempt signs.	(a) Vehicle signs. All vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or site for advertising purposes in addition to or in lieu of a permanent or temporary sign as permitted under this Ordinance No. 88-9-4. (see section 21-19 Prohibited signs).	

1 of 3

9589 0710 5270 1605 9300 03

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

Postmark Here

USPS HILLCREST POSTAL STORE
JUN 21 2024
HOLLYWOOD FL 33021

SG REGISTERED AGENT
NOH #9387
200 E PALMETTO PARK ROAD STE 103
BOCA RATON, FL 33432

PS Form 3800, January 2023

9589 0710 5270 1605 9269 76

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

Postmark Here

USPS HILLCREST POSTAL STORE
JUN 21 2024
HOLLYWOOD FL 33021

RIKING ENTERPRISES V LLC
NOH #9387
3799 W HALLANDALE BEACH BLVD
PEMBROKE PARK FL 33023

PS Form 3800,

9589 0710 5270 1605 9269 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
$ 8.69
Total Postage and
$
Sent To
Street and Apt. N
City, State, ZIP+4

Postmark Here

USPS HILLCREST POSTAL STORE
JUN 21 2024
HOLLYWOOD FL 33021

RIKING ENTERPRISES V LLC
NOH #9387, #
5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

PS Form 3800,

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

Sent To:	**Case #:**	**Date:**
RIKING ENTERPRISES V LLC	9387	6/20/2024 12:00:00 AM
5434 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**
RIKING ENTERPRISES V LLC	514230390010
5434 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	

Legal Description:	**AKA:**
PEMBROKE OAKS 177-39 B PARCEL A	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #5434 W HALLANDALE BEACH BLVD

Mailing Purposes Only

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

RIKING ENTERPRISES V LLC

5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

9387

Property Owner:

RIKING ENTERPRISES V LLC

5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230390010

Legal Description:

PEMBROKE OAKS 177-39 B PARCEL A

AKA:

W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #5434 W
HALLANDALE BEACH BLVD

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/17/2024 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles	1. Mobile Food Dispensing Vehicles are allowed on private property that is designated and used for residential, commercial, industrial, recreational or non-residential purposes, subject to the following conditions: (h) Mobile food dispensing vehicles shall not display or use any sign or banner that is otherwise prohibited by the Town code.	7
SIGNS AND ADVERTISING	Sec. 21-18 (a). - Exempt signs.	(a) Vehicle signs. All vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or site for advertising purposes in addition to or in lieu of a permanent or temporary sign as permitted under this Ordinance No. 88-9-4. (see section 21-19 Prohibited signs).	7

SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	7
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	7
SIGNS AND ADVERTISING	Sec. 21-19 (g). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (g) Roof signs;	7

1. Food truck on property has two prohibited flag banners, flag banners are prohibited. Remove banners from property.
2. There is a trailer with a banner sign attached to it, banners are prohibited. Remove banner from property.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code 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 July, 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.

Jean Gustin

6/20/2024

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

Petitioner,

vs.

RIKING ENTERPRISES V LLC
W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #5434 W HALLANDALE BEACH BLVD

Respondent(s)

Case #:
9387

On 6/7/2024 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:	RIKING ENTERPRISES V LLC
Address:	5434 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023
Folio:	514230390010
Site Address:	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #5434 W HALLANDALE BEACH BLVD
Legal Description:	PEMBROKE OAKS 177-39 B PARCEL A

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles	1. Mobile Food Dispensing Vehicles are allowed on private property that is designated and used for residential, commercial, industrial, recreational or non-residential purposes, subject to the following conditions: (h) Mobile food dispensing vehicles shall not display or use any sign or banner that is otherwise prohibited by the Town code.	Not in Compliance - Reinspection Date: 6/7/2024
SIGNS AND ADVERTISING	Sec. 21-18 (a). - Exempt signs.	(a) Vehicle signs. All vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or site for advertising purposes in addition to or in lieu of a permanent or temporary sign as permitted under this Ordinance No. 88-9-4. (see section 21-19 Prohibited signs).	Not in Compliance - Reinspection Date: 6/7/2024
SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	Not in Compliance - Reinspection Date: 6/7/2024
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	Not in Compliance - Reinspection Date: 6/7/2024
SIGNS AND ADVERTISING	Sec. 21-19 (g). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (g) Roof signs;	Not in Compliance - Reinspection Date: 6/7/2024

Notes/Means of Correction:

1. Food truck on property has two prohibited flag banners, flag banners are prohibited. Not Corrected.
2. There is a trailer with a banner sign attached to it, banners are prohibited. 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 6/7/2024

NOTARY PUBLIC, STATE OF FLORIDA

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

Jun 7, 2024 at 12:47:34 PM

Jun 7, 2024 at 12:52:28 PM

TOWN OF PEMBROKE PARK

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

SG Registered Agent
NOV #9387

200 E Palmeto Park Rd, Ste 103.
Boca Raton, Fl 33432.

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
05/20/2024 ZIP 33023
043M30245597
US POSTAGE

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

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
05/20/2024 ZIP 33023
043M30245597
US POSTAGE

NOV.

Sent To:

RIKING ENTERPRISES V LLC

5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

9387

TOWN OF PEMBROKE PARK

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

Riking Enterprises V LLC

NOV #9387.

3799 W Hallandale Beach Blvd,

Pembroke Park, FL 33023.

quadient

FIRST-CLASS MAIL

IMI

$000.64 0

05/20/2024 ZIP 33023

043M30245597

US POSTAGE

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
RIKING ENTERPRISES V LLC 5434 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	9387	05/17/2024

Property Owner:	Property Description:	Certified Mail #:
RIKING ENTERPRISES V LLC 5434 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	514230390010	

Legal Description:	AKA:
PEMBROKE OAKS 177-39 B PARCEL A	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #5434 W HALLANDALE BEACH BLVD

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/17/2024 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles	1. Mobile Food Dispensing Vehicles are allowed on private property that is designated and used for residential, commercial, industrial, recreational or non-residential purposes, subject to the following conditions: (h) Mobile food dispensing vehicles shall not display or use any sign or banner that is otherwise prohibited by the Town code.	7
SIGNS AND ADVERTISING	Sec. 21-18 (a). - Exempt signs.	(a) Vehicle signs. All vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or site for advertising purposes in addition to or in lieu of a permanent or temporary sign as permitted under this Ordinance No. 88-9-4. (see section 21-19 Prohibited signs).	7
SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	7
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	7

SIGNS AND ADVERTISING	Sec. 21-19 (g). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (g) Roof signs;	7

Notes/Means of Correction:

1. Food truck on property has two prohibited flag banners, flag banners are prohibited. Remove banners from property.
2. There is a trailer with a banner sign attached to it, banners are prohibited. Remove banner from property.

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

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 Special Magistrate, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jean Gustin

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

Detail by Entity Name

Florida Limited Liability Company
RIKING ENTERPRISES V LLC

Filing Information

Document Number	L11000140555
FEI/EIN Number	N/A
Date Filed	12/14/2011
State	FL
Status	ACTIVE

Principal Address

3799 West Hallandale Beach Blvd.
Pembroke Park, FL 33023

Changed: 04/23/2021

Mailing Address

3799 West Hallandale Beach Blvd.
Pembroke Park, FL 33023

Changed: 04/23/2021

Registered Agent Name & Address

SG REGISTERED AGENT
200 E. Palmetto Park Road Suite 103
Boca Raton, FL 33432

Address Changed: 07/07/2015

Authorized Person(s) Detail

Name & Address

Title MGR

KUPERMAN, RICARDO
3799 WEST HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023

Title Authorized Representative

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5434 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	RIKING ENTERPRISES V LLC
Mailing Address	3799 W HALLANDALE BEACH BLVD PEMBROKE PARK FL 33023

ID #	5142 30 39 0010
Millage	0613
Use	28-01

Abbr Legal Description	PEMBROKE OAKS 177-39 B PARCEL A

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

* 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*	$4,630,830	$26,000	$4,656,830	$3,273,630	
2023	$4,630,830	$26,000	$4,656,830	$2,976,030	$75,363.66
2022	$3,704,660	$26,000	$3,730,660	$2,705,490	$63,433.82

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,656,830	$4,656,830	$4,656,830	$4,656,830
Portability	0	0	0	0
Assessed/SOH	$3,273,630	$4,656,830	$3,273,630	$3,273,630
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,273,630	$4,656,830	$3,273,630	$3,273,630

Sales History

Date	Type	Price	Book/Page or CIN
3/1/2016	SWD-Q	$2,505,000	113562164
3/6/2014	SWD-D	$2,013,700	112206585
11/26/2013	WD-D	$2,591,300	111966869
7/26/2005	WD	$5,000,000	40337 / 736

Land Calculations

Price	Factor	Type
$15.00	308,722	SF
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
Q								
1								

05/15/2024 17:16

Apr 8, 2024 at 11:59:14 AM

Apr 8, 2024 at 12:00:13 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd 601-642

Folio

514220000290

Legal Description

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

Case Status Open **Case #** 9422 **Date Next Inspection** 7/17/2024

Notes Plumbing work done without a permit by contractor Water Men Plumbing. Obtain plans for permits and inspections. Obtain an after the fact permit and complete inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2024		Notice of Violation	Regular Mail
6/14/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/17/2024
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: 7/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING CASE NO. 9422

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 PEMBROKE RD 601-642, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 10:23 A.M. ON THE 24 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.

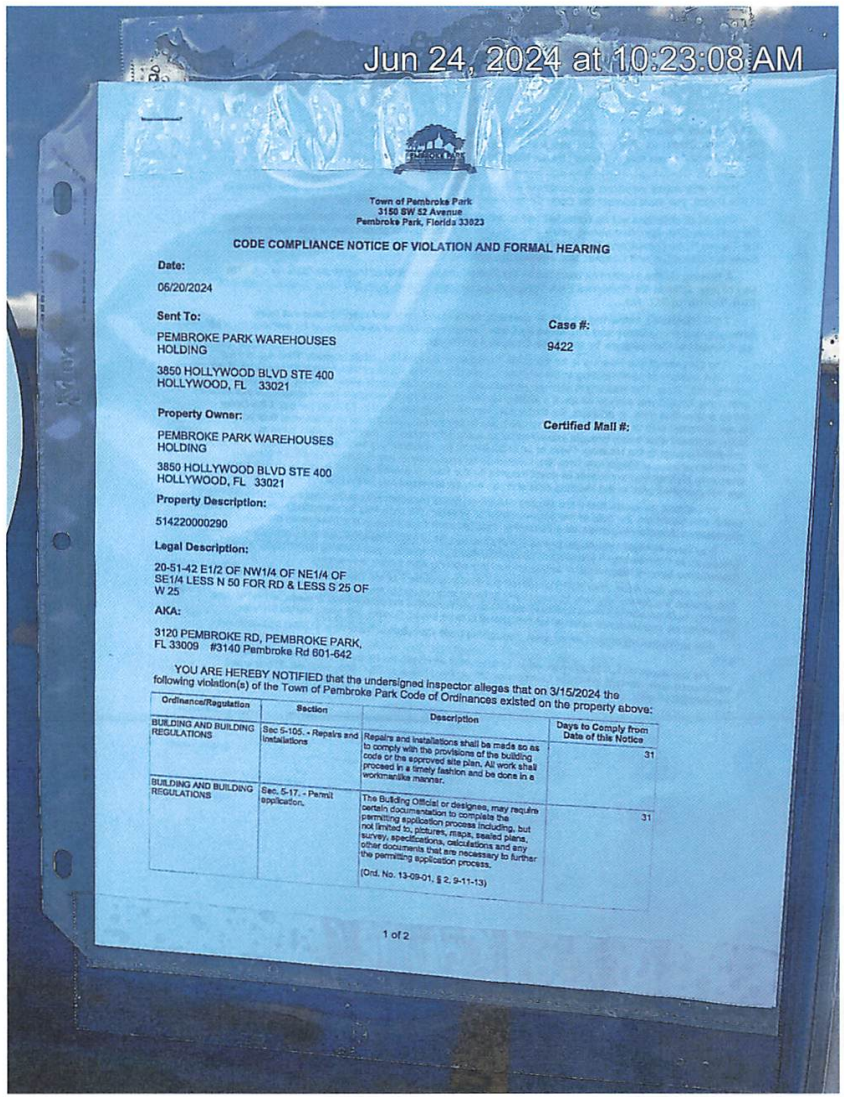
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 24 day of June 2024, by Jean Gustin 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 COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

9422

Property Owner:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000290

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

AKA:

3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd 601-642

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2024 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 installations	Repairs and installations shall be made so as to comply with the provisions 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 of 2

9589 0710 5270 1605 9271 40

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

PEMBROKE PARK WAREHOUSES HOLDING
NOH #9422
3140 PEMBROKE RD 601-642
PEMBROKE PARK, FL 33009

PS Form 3800, Ja

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 JUN 21 2024

Postmark Here

9589 0710 5270 1605 9271 19

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4

PEMBROKE PARK WAREHOUSES HOLDING
NOH #9422
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021

PS Form 3800, J

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 JUN 21 2024

Postmark Here

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

ZEMEL, FRANKLIN L / Saul Ewing, LLP
NOH #9422
200 EAST LAS OLAS BLVD., STE 1000
FORT LAUDERDALE, FL 33301

PS Form 3800, Ja

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 JUN 21 2024

Postmark Here

9589 0710 5270 1605 9271 33

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4

PEMBROKE PARK WAREHOUSES HOLDING
NOH #9422
3120 PEMBROKE RD,
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 JUN 21 2024

Postmark Here

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

9422

Property Owner:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000290

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

AKA:

3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd 601-642

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2024 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 installations	Repairs and installations shall be made so as to comply with the provisions 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

Plumbing work done without a permit by contractor Water Men Plumbing. Obtain plans for permits and inspections. Obtain an after the fact permit and complete inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1267 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 17th day of July, 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.

Jean Gustin

6/20/2024

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

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3140 Pembroke Rd 601-642

Respondent(s)

Case #:
9422

On 6/14/2024 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: PEMBROKE PARK WAREHOUSES HOLDING

Address: 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021

Folio: 514220000290

Site Address: 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd 601-642

Legal Description: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

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: 6/14/2024
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: 6/14/2024

Notes/Means of Correction:

Plumbing work done without a permit by contractor Water Men Plumbing. Obtain plans for permits and inspections. Obtain an after the fact permit and complete inspections. Not Corrected.
Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.

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 6/14/2024

NOTARY PUBLIC, STATE OF FLORIDA

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	9422	03/15/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000290	

Legal Description:	**AKA:**
20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd 601-642

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2024 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 installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

Notes/Means of Correction:

Plumbing work done without a permit by contractor Water Men Plumbing. Obtain plans for permits and inspections. Obtain an after the fact permit and complete inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1267 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.

Jean Gustin

Division of Corporations
an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

Document Number	P92000009334
FEI/EIN Number	65-0373621
Date Filed	12/04/1992
State	FL
Status	ACTIVE

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

CORNFELD, ROBERT M
3850 HOLLYWOOD BLVD # 400
HOLLYWOOD, FL 33021

Annual Reports

Report Year	Filed Date

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**3120 PEMBROKE ROAD, PEMBROKE PARK FL 33009**	ID #	5142 20 00 0290
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	**Millage**	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	**Use**	48-09

Abbr Legal Description	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

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*	$417,950	$1,215,790	$1,633,740	$1,633,740	
2023	$417,950	$1,215,790	$1,633,740	$1,633,740	$35,267.87
2022	$417,950	$1,215,790	$1,633,740	$1,633,740	$34,505.24

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,633,740	$1,633,740	$1,633,740	$1,633,740
Portability	0	0	0	0
Assessed/SOH	$1,633,740	$1,633,740	$1,633,740	$1,633,740
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	$1,633,740	$1,633,740	$1,633,740	$1,633,740

Sales History

Date	**Type**	Price	Book/Page or CIN
12/1/1992	TD*	$100	**20656 / 140**
8/1/1990	TD*	$100	
10/1/1971	WD	$142,000	
9/1/1968	WD	$65,000	
2/1/1962	WD	$15,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	**Type**
$2.00	207,177	SF
$9.00	400	OA
Adj. Bldg. S.F. (Card, Sketch)		81132
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
81132								

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

PEMBROKE PARK WAREHOUSES
HOLDING.
NOV #9422.
3650 Hollywood Blvd Ste 400
Hollywood Fl 33021.

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
03/25/2024 ZIP 33023
043M30245597
US POSTAGE

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

ZEMEL, FRANKLIN L.
C/O ARNSTEIN & LEHR LLP.
NOV #9422
200 EAST LAS OLAS Blvd, Ste 1000
Fort Lauderdale, Fl 33301.

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
03/25/2024 ZIP 33023
043M30245597
US POSTAGE

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

PEMBROKE PARK WAREHOUSES
HOLDING.
NOV #9422.

3120 PEMBROKE RD,
PEMBROKE PARK, FL 33009

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
03/25/2024 ZIP 33023
043M30245597
US POSTAGE

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

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 5387

Petitioner,

vs.

Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc.

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3170

FOLIO: 514220000300

LEGAL DESCRIPTION: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

The Town of Pembroke Park Code Compliance Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Wednesday, March 16, 2022, after due notice to the Respondent(s). The Respondent(s) were present at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Compliance Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
BUILDING AND BUILDING REGULATIONS...	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner....	6/15/2022	4/27/2023	$100.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 ...		4/27/2023	
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 s...		4/27/2023	

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Compliance Officer, who shall have the property inspected and notify the Code Compliance Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Compliance Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Compliance Board has also assessed an additional fine of $0.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Compliance Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this _____

ATTEST:

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA

MARLEN D. MARTELL
CLERK
Code Compliance Board

TEST MAGISTRATE
Code Compliance Board

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARK 31ST CORP	1985 S PARK RD Unit # 2 Pembroke Park, FL 33009	1975 S PARK RD, PEMBROKE PARK, FL 33009 #1985 S PARK RD Unit # 2

Folio

514220030042

Legal Description

HOLLYDALE AMEN PLAT 16-49 B BLK 4 S1/2 LESS S 100

Case Status Open **Case #** 9486 **Date Next Inspection** 7/17/2024

Notes

Red Cone Service LLC
1. Operating without a Business Tax Receipt or Certificate of Use.
Obtain BTR/CU at Town Hall, contact Town Hall at954-966-4600
2. Red Cone Service LLC: Operating without a Business Tax Receipt. Stop all business operations.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
4. Display Business License within unit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/8/2024		Notice of Violation	Regular Mail
6/14/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 7/17/2024
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: 7/17/2024

Case Overview

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: 7/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARK 31ST CORP CASE NO.9486

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PARK 31ST CORP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1985 S PARK RD Unit # 2, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: PARK 31ST CORP AT 02:30 P.M. ON THE 26 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

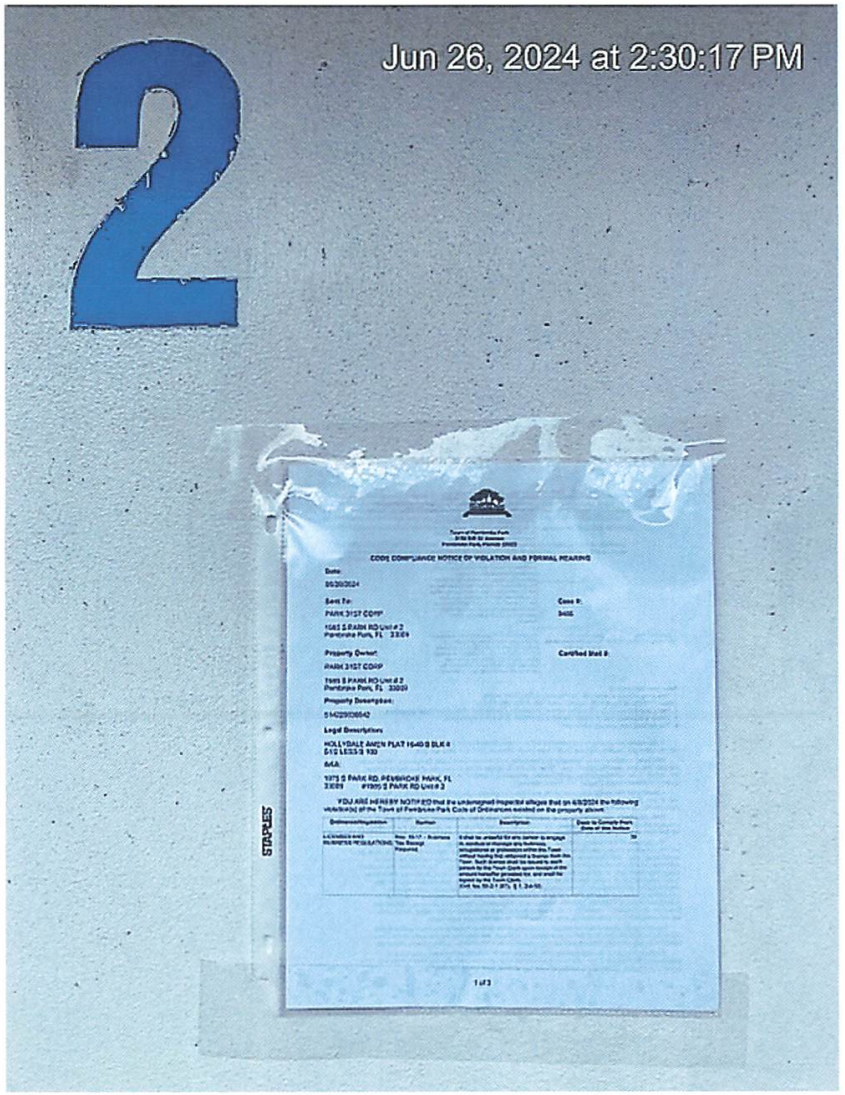
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 26 day of June 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

Jun 26, 2024 at 2:30:10 PM
1985
2
NOTICE


2
Jun 26, 2024 at 2:30:17 PM
STAPLES
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
1 of 3

9589 0710 5270 1605 9270 58

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 $

Postmark Here

Postage
$ 8.69
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

PARK 31ST CORP
NOH #9486
1985 S PARK RD UNIT # 2
PEMBROKE PARK, FL 33009

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

9589 0710 5270 1605 9270 41

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 $

Postmark Here

Postage
$ 8.69
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

PARK 31ST CORP
NOH #9486
1975 S PARK RD,
PEMBROKE PARK, FL 33009

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

9589 0710 5270 1605 9270 34

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 $

Postmark Here

Postage
$ 8.69
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

PARK 31ST CORP
KELSEY, ANGELA M
NOH #9486
1812 SW 31 AVE
HALLANDALE BEACH FL 33009

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

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

PARK 31ST CORP

1985 S PARK RD Unit # 2
Pembroke Park, FL 33009

Case #:

9486

Property Owner:

PARK 31ST CORP

1985 S PARK RD Unit # 2
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220030042

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 4
S1/2 LESS S 100

AKA:

1975 S PARK RD, PEMBROKE PARK, FL
33009 #1985 S PARK RD Unit # 2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/8/2024 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
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. 15-40 (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.	30

Red Cone Service LLC
1. Operating without a Business Tax Receipt or Certificate of Use.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600
2. Red Cone Service LLC: Operating without a Business Tax Receipt. Stop all business operations.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
4. Display Business License within unit.

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 July, 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.

Jean Gustin

6/20/2024

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

Petitioner,

vs.

PARK 31ST CORP

1975 S PARK RD, PEMBROKE PARK, FL 33009 #1985 S PARK RD Unit # 2

Respondent(s)

Case #: 9486

On 6/14/2024 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:	PARK 31ST CORP
Address:	1985 S PARK RD Unit # 2 Pembroke Park, FL 33009
Folio:	514220030042
Site Address:	1975 S PARK RD, PEMBROKE PARK, FL 33009 #1985 S PARK RD Unit # 2
Legal Description:	HOLLYDALE AMEN PLAT 16-49 B BLK 4 S1/2 LESS S 100

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 6/14/2024
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: 6/14/2024
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: 6/14/2024

Notes/Means of Correction:

Red Cone Service LLC
1. Operating without a Business Tax Receipt or Certificate of Use. No BTR on file. Not Corrected. Obtain a Business Tax Receipt License & Certificate of Use and inspections. Display Business License within unit. Call for re-inspection when BTR is displayed in unit.

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 6/14/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PARK 31ST CORP 1812 SW 31 AVE HALLANDALE BEACH , FL 33009	9486	04/08/2024

Property Owner:	Property Description:	Certified Mail #:
PARK 31ST CORP 1812 SW 31 AVE HALLANDALE BEACH , FL 33009	514220030042	

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 4 S1/2 LESS S 100	1975 S PARK RD, PEMBROKE PARK, FL 33009 #1985 S PARK RD Unit # 2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/8/2024 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
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. 15-40 (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.	30

Notes/Means of Correction:

Red Cone Service LLC
1. Operating without a Business Tax Receipt or Certificate of Use.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600
2. Red Cone Service LLC: Operating without a Business Tax Receipt. Stop all business operations.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
4. Display Business License within unit.

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.

Jean Gustin

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

Finance Department

Park 31st Corp.
Kelsey, Angela M.
Nov #9486.

1812 SW 31 AVE
Hallandale Beach, Fl 33009

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FIRST-CLASS MAIL
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04/10/2024 ZIP 33023
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US POSTAGE

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

Park 31st Corp.
Nov #9486.

1985 S Park Rd, Unit #2
Pembroke Park, Fl 33009

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FIRST-CLASS MAIL
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US POSTAGE

TOWN OF PEMBROKE PARK

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

Finance Department

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FIRST-CLASS MAIL

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04/10/2024 ZIP 33023

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US POSTAGE

Park 31st Corp.

NOV #9486.

1975 S Park Rd,

Pembroke Park, Fl 33009

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1975-1985 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0042
Property Owner	PARK 31ST CORP	Millage	0613
Mailing Address	1812 SW 31 AVE HALLANDALE BEACH FL 33009-2024	Use	48-01
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B BLK 4 S1/2 LESS S 100		

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

* 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*	$421,690	$4,143,770	$4,565,460	$4,559,860	
2023	$421,690	$4,143,770	$4,565,460	$4,145,330	$92,265.49
2022	$421,690	$4,143,770	$4,565,460	$3,768,490	$84,484.06

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,565,460	$4,565,460	$4,565,460	$4,565,460
Portability	0	0	0	0
Assessed/SOH	$4,559,860	$4,565,460	$4,559,860	$4,559,860
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,559,860	$4,565,460	$4,559,860	$4,559,860

Sales History

Date	Type	Price	Book/Page or CIN
9/5/1997	SW*	$1,936,000	27048 / 997
4/1/1986	QCD	$100	11187 / 881
8/1/1973	WD	$52,000	
2/1/1972	WD	$45,200	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	60,241	SF
Adj. Bldg. S.F. (Card, Sketch)		37960
Eff./Act. Year Built: 1975/1974		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
37960								

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

Detail by Entity Name

Florida Profit Corporation
PARK 31ST CORP.

Filing Information

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

Principal Address

1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Changed: 03/04/2024

Mailing Address

1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Changed: 03/04/2024

Registered Agent Name & Address

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

Name Changed: 02/13/2008

Address Changed: 02/19/2007

Officer/Director Detail

Name & Address

Title PRES

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Turk 31st Corp.
NOV #9486.

1975 S Park Rd,
Pembroke Park, Fl 33009

33009-203999

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

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 5513

Petitioner,

vs.

PARK 31ST CORP

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 1804 SW 31 AVE, PEMBROKE PARK, FL 33009 #1804A SW 31 AVE

FOLIO: 514220010091

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

The Town of Pembroke Park Code Compliance Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Wednesday, May 18, 2022, after due notice to the Respondent(s). The Respondent(s) were present at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Compliance Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
BUILDING AND BUILDING REGULATIONS...	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner....	6/18/2022	8/10/2022	$250.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 rec...	6/18/2022	8/10/2022	$250.00
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required f...	6/18/2022	8/10/2022	$250.00
SIGNS AND ADVERTISING...	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants ...		8/10/2022	
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 ...		8/10/2022	
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 s...		8/10/2022	
FIRE PREVENTION AND PROTECTION...	Sec. 9-99. - Duties of bureau officers.	It shall be the duty of the officers of the Bureau of Fire Prevention to enforce all laws and ordinances of the Town of Pembroke Park covering the following: (1)The prevention of fires; (2)The storage, sale and use of combustible, flammable or ex...		8/10/2022	

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Compliance Officer, who shall have the property inspected and notify the Code Compliance Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Compliance Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Compliance Board has also assessed an additional fine of $0.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Compliance Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this _____

ATTEST:

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA

_____

MARLEN D. MARTELL
CLERK
Code Compliance Board

_____

TEST MAGISTRATE
Code Compliance Board

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE ROAD CENTER LLC	12895 SW 132 ST UNIT 202 MIAMI, FL 33186	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road

Folio

514220160017

Legal Description

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

Case Status Open **Case #** 5053 **Date Next Inspection** 7/17/2024

Notes Illuminated sign installed without Building Permits. Property owner and/or Business owner will need to obtain a permit from the Building Department.

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/16/2020		Notice of Violation	Regular Mail
6/22/2023		Affidavit of Non-Compliance	Certified Mail
6/22/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/16/2023	8/16/2023	Final Order	Certified Mail
6/7/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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: 7/17/2024

Case Overview

SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 7/17/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$71,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$71,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$71,850.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC CASE NO. 5053

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3932 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: PEMBROKE ROAD CENTER LLC
AT 10:41 A.M. ON THE 24 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.

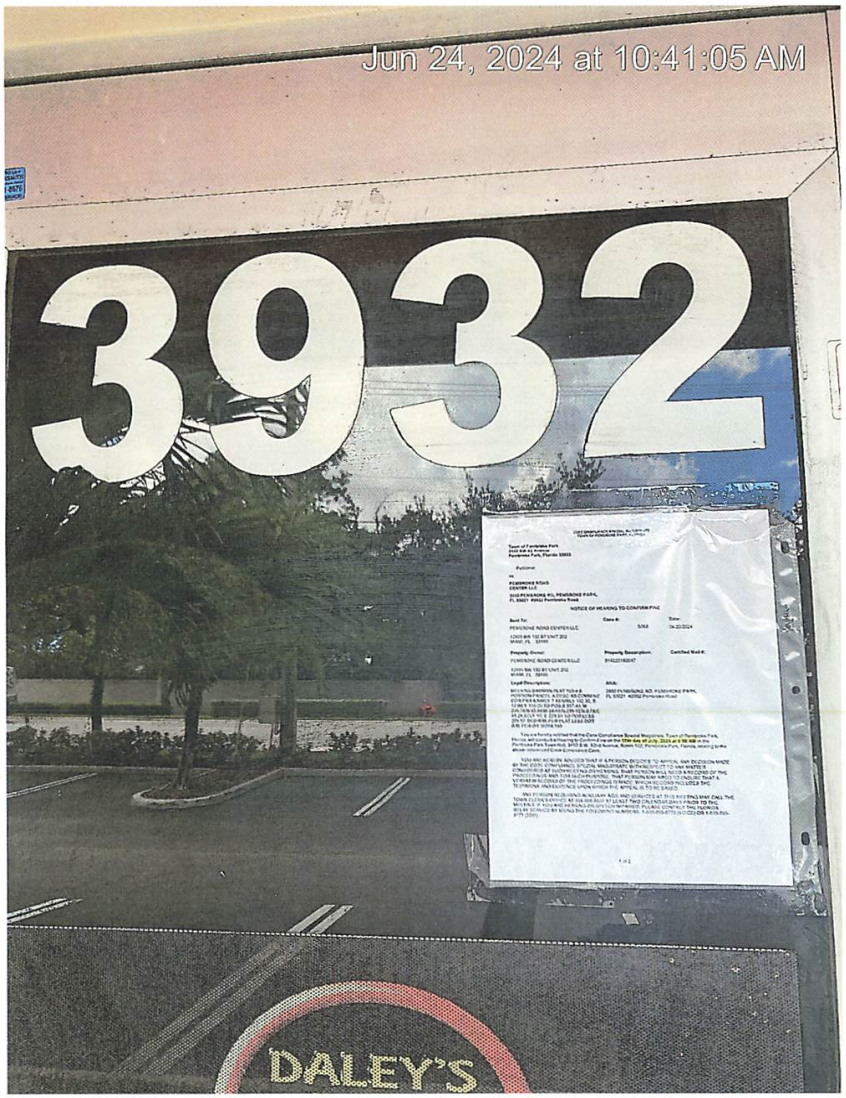
AFFIANT

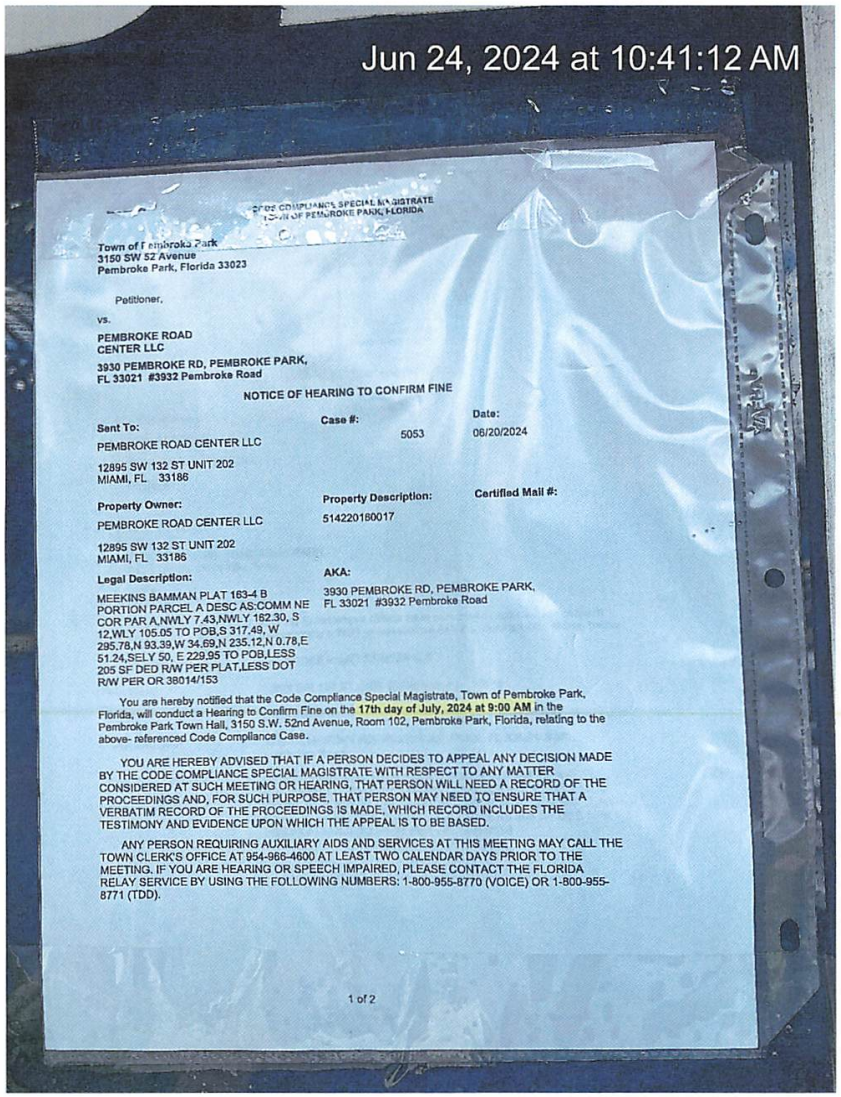
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24 day of June, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE ROAD CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	5053	06/20/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	514220180017	

Legal Description:	**AKA:**
MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road

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 July, 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).

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JUN 21 2024
USPS HOLLYWOOD POSTAL STORE
33021
NS COMPANY SERVICES LLC
HCF #5053
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131
PS Form 3800, January 2023

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JUN 21 2024
USPS HILLCREST POSTAL STORE
PEMBROKE ROAD CENTER LLC
HCF #5053
3992 PEMBROKE RD,
PEMBROKE PARK, FL 33021
PS Form 3800, January 2023

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USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
PEMBROKE ROAD CENTER LLC
HCF #5053
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PEMBROKE PARK, FL 33021
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USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
PEMBROKE ROAD CENTER LLC
HCF #5053
12895 SW 132 ST UNIT 202
MIAMI FL 33186
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.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 Pembroke Road

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE ROAD CENTER LLC	5053	06/20/2024
12895 SW 132 ST UNIT 202 MIAMI, FL 33186		

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE ROAD CENTER LLC	514220160017	
12895 SW 132 ST UNIT 202 MIAMI, FL 33186		

Legal Description:	**AKA:**
MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road

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 July, 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).

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 Pembroke Road

Respondent(s)

Case #:

5053

On 6/7/2024 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:	PEMBROKE ROAD CENTER LLC
Address:	12895 SW 132 ST UNIT 202 MIAMI, FL 33186
Folio:	514220160017
Site Address:	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road
Legal Description:	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 6/7/2024
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 6/7/2024

Notes/Means of Correction:

Illuminated wall sign installed without permits. Commercial Sign - Channel Letters for Illuminated wall sign permit/process #698672 is voided and incomplete.

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 6/7/2024

NOTARY PUBLIC, STATE OF FLORIDA

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 9-18-23 Phone: 954-628-2694

Email: BI SIGN SURGEON SIGNS@gmail.com

Property Address: 3932 Pembroke Rd

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, ARTHUR ADAMS (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5053 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the SEPT 20th 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 AUG 16th imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances:

Permit was submitted but Review had to be made for issuance

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.

ARTHURADAMS

Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Arthur Adams., and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 18 day of September, 20 23.

Nazly Dayana Ca.

Notary

My Commission expires Marz 15, 2027

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5053
vs.	)	
PEMBROKE ROAD CENTER LLC Respondent(s)	)	

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: 3932 PEMBROKE RD, PEMBROKE PARK, FL 33021

PROPERTY OWNER: PEMBROKE ROAD CENTER LLC

FOLIO NO.: 5142 20 16 0017

LEGAL DESCRIPTION: MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-2(a) and 21-23(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.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2(a) and 21-23(a) **WITHIN** 30 **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 $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of 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

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
PEMBROKE ROAD CENTER LLC	12895 SW 132 ST UNIT 202 MIAMI, FL 33186	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road

Folio

514220160017

Legal Description

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

Case Status Open **Case #** 5053 **Date Next Inspection** 8/16/2023

Notes Illuminated sign installed without Building Permits. Property owner and/or Business owner will need to obtain a permit from the Building Department.

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/16/2020		Notice of Violation	Regular Mail
6/22/2023		Affidavit of Non-Compliance	Certified Mail
6/22/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (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: 8/16/2023

Case Overview

SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 8/16/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC CASE NO. 5053

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3932 PEMBROKE RD, PEMBROKE PARK, FL 33023

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: PEMBROKE ROAD CENTER LLC AT 11:30 A.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.

8-4-23

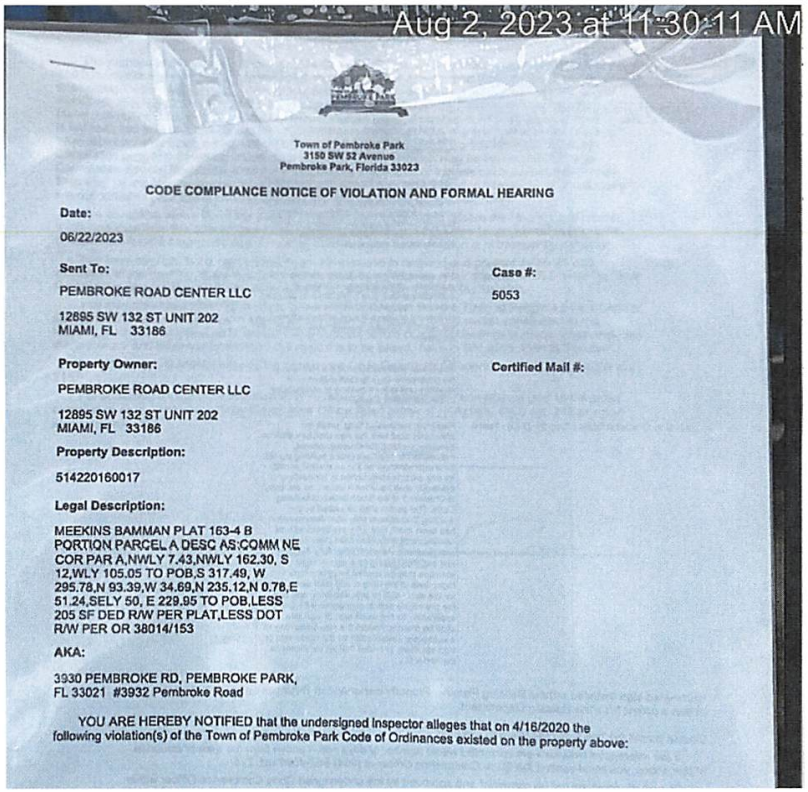
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] 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 Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2023

Sent To:

PEMBROKE ROAD CENTER LLC

12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Case #:

5053

Property Owner:

PEMBROKE ROAD CENTER LLC

12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Certified Mail #:

Property Description:

514220160017

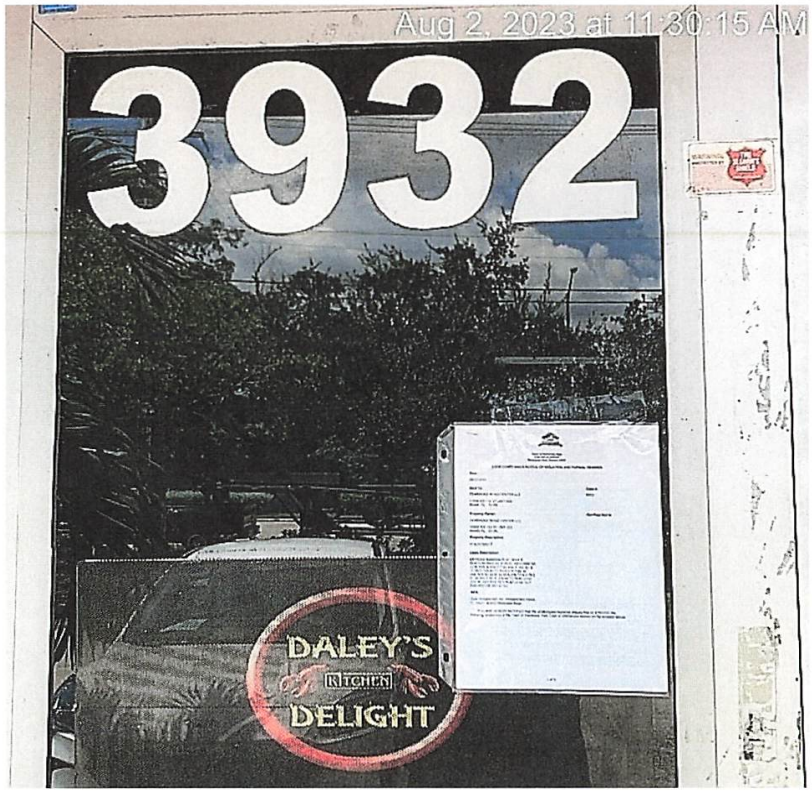
Legal Description:

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/16/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2023

Sent To:

PEMBROKE ROAD CENTER LLC

12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Case #:

5053

Property Owner:

PEMBROKE ROAD CENTER LLC

12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Certified Mail #:

Property Description:

514220160017

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 162.30, S
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295.78,N 93.39,W 34.69,N 235.12,N 0.78,E
51.24,SELY 50, E 229.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 Pembroke Road

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/16/2020 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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

Illuminated sign installed without Building Permits. Property owner and/or Business owner will need to obtain a permit from the Building Department.

Double permit fee has been assessed to violation

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code 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

6/22/2023

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

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 Pembroke Road

Respondent(s)

Case #:

5053

On 6/22/2023 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:

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Folio:	514220160017
Site Address:	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road
Legal Description:	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

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Notes/Means of Correction:

1. Illuminated wall sign installed without permits. Obtain plans for an after-the-fact permit and complete all inspections. Not corrected.
Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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 6/22/2023

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3930-3948 PEMBROKE ROAD, PEMBROKE PARK FL 33021	ID #	5142 20 16 0017
Property Owner	PEMBROKE ROAD CENTER LLC	Millage	0613
Mailing Address	12895 SW 132 ST UNIT 202 MIAMI FL 33186-7201	Use	11-03

Abbr Legal Description	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

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*	$918,020	$3,063,440	$3,981,460	$3,655,850	
2022	$918,020	$2,863,230	$3,781,250	$3,323,500	$73,003.46
2021	$918,020	$2,615,930	$3,533,950	$3,021,370	$68,285.69

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,981,460	$3,981,460	$3,981,460	$3,981,460
Portability	0	0	0	0
Assessed/SOH	$3,655,850	$3,981,460	$3,655,850	$3,655,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,655,850	$3,981,460	$3,655,850	$3,655,850

Sales History

Date	Type	Price	Book/Page or CIN
9/12/2003	SWD	$1,335,000	36083 / 759

Land Calculations

Price	Factor	Type
$9.00	102,002	SF
Adj. Bldg. S.F. (Card, Sketch)		19887
Eff./Act. Year Built: 2006/2005		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
19887								

Jun 15, 2023 at 4:46:50 PM
DALEY'S
KITCHEN
DELIGHT
3932

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	5053	04/16/2020

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	514220160017	

Legal Description:	AKA:
MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/16/2020 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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

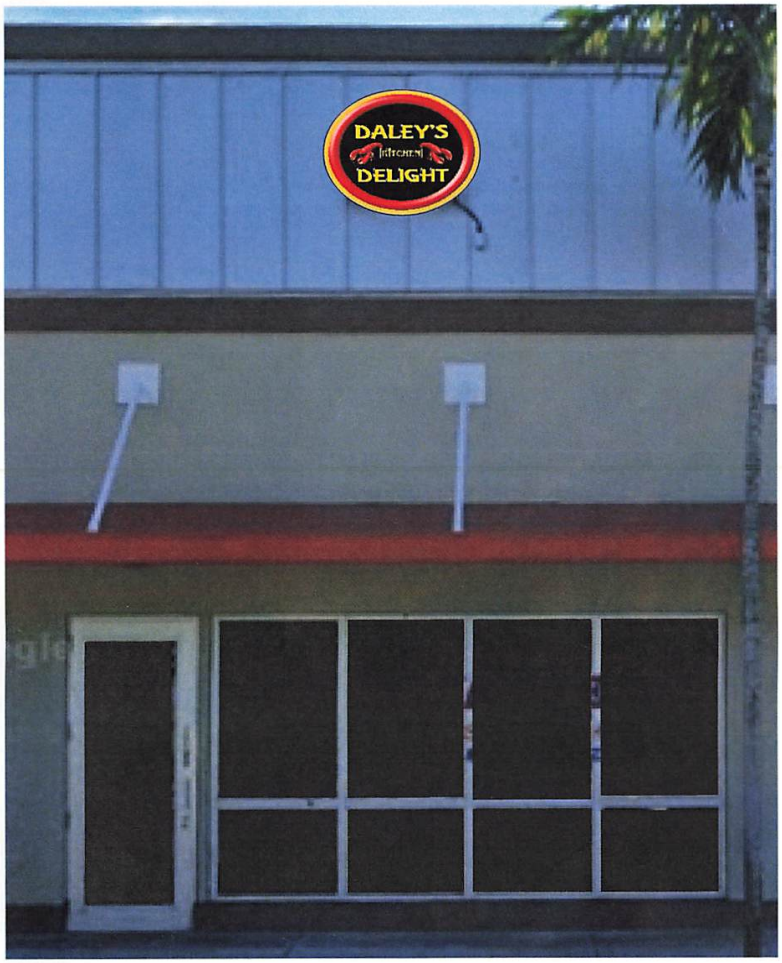
Notes/Means of Correction:

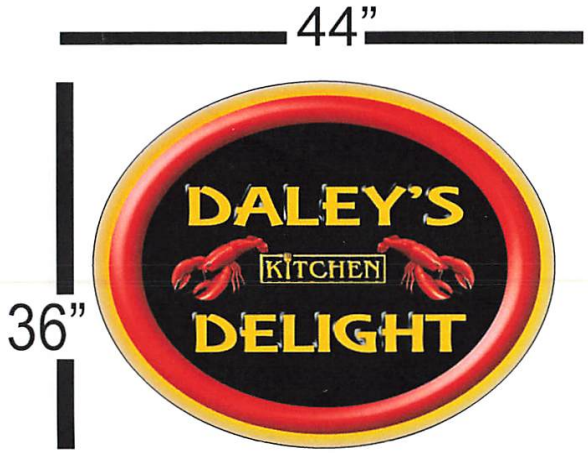
Illuminated sign installed without Building Permits. Property owner and/or Business owner will need to obtain a permit from the Building Department.

Double permit fee has been assessed to violation

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code 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.





sq.ft 11

The Sign Surgeon

ITEM

SIGN TYPE
WALL SIGN

QUANTITY SCALE

PAGE DESCRIPTION
ELEVATIONS

STATUS
SHOP DRAWINGS

REV.

DESIGNER SALES

JOB NO. DATE

PROJECT
DALEY'S KITCHEN DELIGHTS

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of The Sign Surgeon, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of The Sign Surgeon. Written dimensions on these drawings shall have precedence over scale dimensions; contractors shall verify and be responsible for all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before fabrication proceeds.

APPROVALS

Client Date:

Landlord Date:

PAGE 1

DALEY KITCHEN DELIGHTS
PEMBROKE PARK, FL

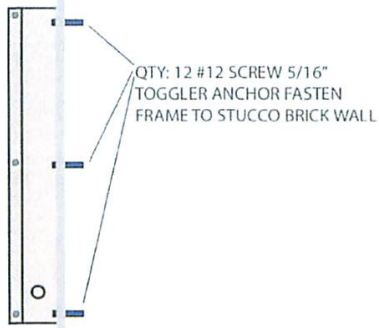
LED ILLUMINATED CHANNEL LETTERS

FACES: DIGITAL PRINT
TRIM: BLACK/WHITE
RETURNS: BLACK
SQ.FT 31.5

ILLUMINATED SIGN -CABINET STYLE

FRONT VIEW

SIDE VIEW



SCOPE OF WORK

WALL MOUNTED METAL SIGN , WITH TRANSLUCENT WHITE ACRILIC SHEET, AND VYNIL LETTERS PLOTED AND PLACED ON TOP, INSIDE LED ILUMINATION

Town of Pembroke Pines
Building Department
AUG 12 2020
RECEIVED

PEMBROKE SNAPPERS FISH & CHICKEN LLC 3932 PEMBROKE RD UNIT 102 HOLLYWOOD, FL 33021 UNITED STATES	LANDLORD INFO: PEMBROKE ROAD CENTER LLC SOUTHERN MANAGEMENT: ALYSE 561-948-7165	**ILLUMINATED SIGN CABINET 4'X12'** SCOPE OF WORK WALL MOUNTED METAL SIGN , WITH TRANSLUCENT WHITE ACRILIC SHEET, AND VYNIL LETTERS PLOTED AND PLACED ON TOP, LOW VOLTAGE LED ILUMINATION.	METRO ELECTRIC SERVICES 15050 NE 20 AVE OMAR HERNANDEZ-EC13005326 954-410-6364 GRAPHIC DESIGN AND MANUFACT BY BRUNONSKY STUDIOS CORP-786.253.8191 5725 NW 2 AVE #908- MIAMI FLORIDA 33127

3932 PEMBROKE RD

Status	Voided
Job Type	Commercial Sign - Flat Wall - STRUCTURAL
Master Process #	95689
Permit #	

5 5

Plan Review	5/3/2022 11:50:41 AM
Permit Issued	
Permit Expired	
Permit Complete	

Fees

New Fee | Delete Fees | Pay

Amount Paid $ 0.00 Amount Due $ 250.00 Amount Unapplied $ 0.00

Application	Date	Type	Work Item	Notes	Quantity	Amount	Transacti...	Del
(ELE)-9...	7/27/2022	Building Permit (2020)	Processing Fee		65	$50.00		☐
(ELE)-9...	7/27/2022	Building Permit (2020)	Commercial Plan Review Fee		1	$75.00		☐
(BUL)-9...	7/27/2022	Building Permit (2020)	Processing Fee		65	$50.00		☐
(BUL)-9...	7/27/2022	Building Permit (2020)	Commercial Plan Review Fee		1	$75.00		☐

3932 PEMBROKE RD

Status	Voided
Job Type	Commercial Sign - Cabinet Box - STRUCTURAL
Master Process #	91988
Permit #	
Plan Review	8/25/2020 2:55:49 PM
Permit Issued	
Permit Expired	
Permit Complete	

Notes

New Note

Event ID	Type	Reques... By	Date Created	Status	Notes	
86462	Other	Lucie Manze...	8/17/2020 8:29:47 AM	Open	Uploaded: APP-BL, APP-EL, EL-DRWG, WALL MOUNT SPEC...	View 10 Delete
86706	Other	Jeffrey Louis	8/27/2020 11:33:00 AM	Return... Plans To Applic...	Sent plan review comments to admin@brunoskystudios...	View Delete
87555	Other	Jeffrey Louis	10/13/2020 7:46:36 AM	Open	upload.. Transmittal Form, E(1)	View 4 Delete
87747	Other	Lucie Manze...	10/20/2020 4:14:34 PM	Return... Plans To Applic...	comments emailed to <a href="mailto:admin@brunosky...	View Delete

7022 2410 0001 1497 1164

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

Postmark Here
WEST HOLLYWOOD HILLS
JUL 21 2022

PEMBROKE ROAD CENTER LLC/NOH #5053
3948 PEMBROKE RD,
PEMBROKE PARK, FL 33021

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WEST HOLLYWOOD HILLS
JUL 27 2022

NS COMPANY SERVICES LLC/NOH #5053
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

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Total Postage and
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PEMBROKE ROAD CENTER LLC/NOH #5053
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PEMBROKE PARK, FL 33021

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

Postage
$ 7.85

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

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WEST HOLLYWOOD HILLS
JUL 21 2022

PEMBROKE ROAD CENTER LLC/NOH #5053
12895 SW 132 ST UNIT 202
MIAMI FL 33186
NOH #5053

PS Form 3800, Ap

7022 2410 0001 1497 1157

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

Postmark Here
WEST HOLLYWOOD HILLS
JUL 21 2022

PEMBROKE ROAD CENTER LLC/NOH #5053
3930 PEMBROKE RD,
PEMBROKE PARK, FL 33021

PS Form 3800, Ap

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:
PEMBROKE ROAD CENTER LLC/NOH #5053
12895 SW 132 ST UNIT 202
MIAMI FL 33186

9590 9402 7581 2098 7736 34

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 1195

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Lynch
C. Date of Delivery 07/24/23

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

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

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Certified Mail Fee $
Extra Services & Fees (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 NS COMPANY SERVICES LLC
Street and Apt. No., FO #5053
City, State, ZIP+4® 1110 BRICKELL AVE., SUITE 310 MIAMI, FL 33131
Postmark Here WEST HOLLYWOOD HILLS AUG 17 2023 HOLLYWOOD FL 33023
7022 2410 0001 1497 1638
PS Form 3800, Ap

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Certified Mail Fee $
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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $ AUG 17 2023
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 8.53
Total Postage and Fees $
Sent To PEMBROKE ROAD CENTER LLC
Street and Apt. No., FO #5053
City, State, ZIP+4® 12895 SW 132 ST UNIT 202 MIAMI FL 33186
Postmark Here WEST HOLLYWOOD HILLS
7022 2410 0001 1497 1645
PS Form 3800, Ap

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Certified Mail Fee $
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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $ AUG 17 2023
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 8.53
Total Postage and Fees $
Sent To PEMBROKE ROAD CENTER LLC
Street and Apt. No., FO #5053
City, State, ZIP+4® 3948 PEMBROKE RD, PEMBROKE PARK, FL 33021
Postmark Here WEST HOLLYWOOD HILLS HOLLYWOOD FL 33023
7022 2410 0001 1497 1652
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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $ AUG 17 2023
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 8.53
Total Postage and Fees $
Sent To PEMBROKE ROAD CENTER LLC
Street and Apt. No., FO #5053
City, State, ZIP+4® 3930 PEMBROKE RD, PEMBROKE PARK, FL 33021
Postmark Here WEST HOLLYWOOD HILLS HOLLYWOOD FL 33023
7022 2410 0001 1497 1676
PS Form 3800, Ap

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Certified Mail Fee $
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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $ AUG 17 2023
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 8.53
Total Postage and Fees $
Sent To PEMBROKE ROAD CENTER LLC
Street and Apt. No., FO #5053
City, State, ZIP+4® 3932 PEMBROKE RD, PEMBROKE PARK, FL 33021
Postmark Here WEST HOLLYWOOD HILLS HOLLYWOOD FL 33023
7022 2410 0001 1497 1669
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Article Addressed to:

PEMBROKE ROAD CENTER LLC
FO #5053
3930 PEMBROKE RD,
PEMBROKE PARK, FL 33021

RECEIVED AUG 23 2023

RECEIVED AUG 23 2023

9590 9402 7581 2098 7741 29

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

7022 2410 0001 1497 1676

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* MCC

C. Date of Delivery 08/21/23

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

3930

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

USPS TRACKING #

MIAMI FL 330

21 AUG 2023 PM 1 L

9590 9402 7581 2098 7741 29

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

P-541350

SENDER: *COMPLETE THIS SECTION*

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1. Article Addressed to:

NS COMPANY SERVICES LLC
FO #5053
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

9590 9402 7581 2098 7740 82

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

7022 2410 0001 1497 1638

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
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3. Service Type

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☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
0)

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

USPS FLAGLER BRANCH
AUG 21 2023
MIAMI, FL 33101

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

USPS TRACKING #

9590 9402 7581 2098 7740 82

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

RECEIVED SEP 05 2023

SENDER: *COMPLETE THIS SECTION*

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1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
FO #5053
3932 PEMBROKE RD,
PEMBROKE PARK, FL 33021

9590 9402 7581 2098 7741 12

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

7022 2410 0001 1497 1669

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery
8/24/23

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

3932

RECEIVED AUG 23 2023

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
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☐ 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

USPS TRACKING #

MIAMI FL 330
21 AUG 2024 PM 1 L

9590 9402 7581 2098 7741 12

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

9-541950

SENDER: *COMPLETE THIS SECTION*

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1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
FO #5053
12895 SW 132 ST UNIT 202
MIAMI FL 33186

9590 9402 7581 2098 7740 99

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

7022 2410 0001 1497 1645

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X MB

☐ 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

RECEIVED AUG 23 2023

3. Service Type

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

Domestic Return Receipt

USPS TRACKING #

MIAMI FL 330

21 AUG 2021 PM 4 L

9590 9402 7581 2098 7740 99

First-Class Mail
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USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

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 ROAD CENTER LLC

FO #5053

3948 PEMBROKE RD,

PEMBROKE PARK, FL 33021

RECEIVED AUG 23 2023

9590 9402 7581 2098 7741 05

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

7022 2410 0001 1497 1652

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

3948

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
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☐ Priority Mail Express®
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

MIAMI FL 330
21 AUG 2023 PM 1 L

9590 9402 7581 2098 7741 05

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United States Postal Service

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Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

3-541950

TOWN OF PEMBROKE PARK

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

Hasler FIRST-CLASS MAIL
04/16/2020
US POSTAGE $000.50º
ZIP 33023
011D10656696

RECEIVED AUG 27 2020

SNAPPER'S
3932 PEMBROKE ROAD
PEMBROKE PARK, FL 33021

NOV # 5053

NIXIE 331 DE 1 0008/25/20
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2906-03311-16-44

Case Overview

Property/Incident Information

Owner	Address	Site Address
3101 REALTY CORP	655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Folio

514229020013

Legal Description

JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCELS A & B DESC AS ,COMM AT SW COF OF PAR A,NLY 255.44 TO POB,CONT NLY 210, ELY 167.49,SLY 210,WLY 167.54 TO POB AKA: TRACT D

Case Status Open **Case #** 7457 **Date Next Inspection** 7/17/2024

Notes

1)The entire parking lot is in disrepair and has faded or non-existent parking lines. CORRECTIVE ACTION: Obtain plans and inspections for required permits and then re-blacktop/re-stripe the parking lot

2) There is overgrown grass throughout this property. CORRECTIVE ACTION: Mow all overgrown grass on this property

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/26/2022		Notice of Violation	Regular Mail
10/6/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/6/2022		Affidavit of Non-Compliance	Certified Mail
10/19/2022	10/19/2022	Final Order	Certified Mail
6/7/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	10/6/2022
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Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$139,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$139,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$139,350.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3101 REALTY CORP CASE NO.7457

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3101 REALTY CORP

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3127 W HALLANDALE BEACH BLVD. PEMBROKE PARK. FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: 3101 REALTY CORP AT 12:43 P.M. ON THE 24 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.

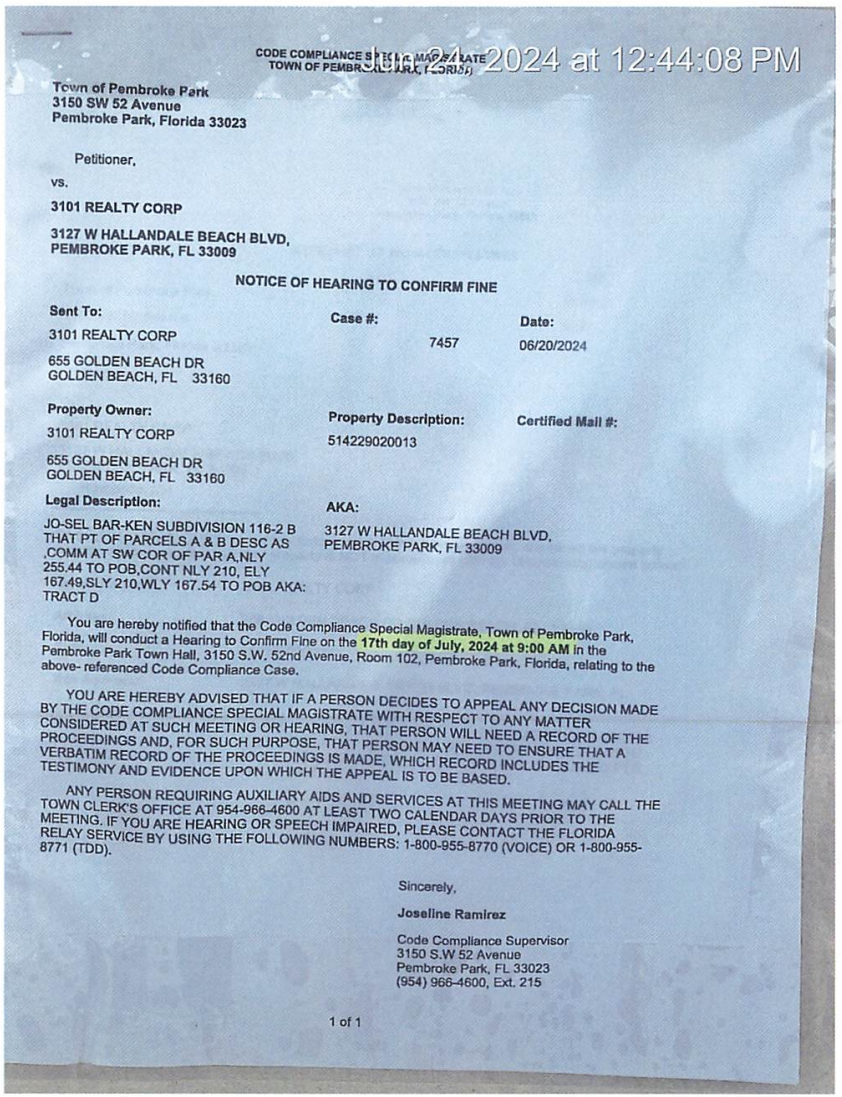
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24 day of June 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Jun 24, 2024 at 12:44:08 PM

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

Petitioner,

vs.

3101 REALTY CORP

3127 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
3101 REALTY CORP 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	7457	06/20/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
3101 REALTY CORP 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	514229020013	

Legal Description:	**AKA:**
JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCELS A & B DESC AS ,COMM AT SW COR OF PAR A,NLY 255.44 TO POB,CONT NLY 210, ELY 167.49,SLY 210,WLY 167.54 TO POB AKA: TRACT D	3127 W HALLANDALE BEACH BLVD, 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 **17th day of July, 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

9589 0710 5270 1605 9271 71

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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
$ 8.69

Total Postage and
$

Sent To EDELMAN, JOSEPH
HCF #7457

Street and Apt. No 3101 HALLANDALE BEACH BLVD 106

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

Postmark Here

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JUN 21 2024

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

Postage
$ 8.69

Total Postage and
$

Sent To 3101 REALTY CORP
HCF #7457

Street and Apt. No 655 GOLDEN BEACH DR

City, State, ZIP+4® GOLDEN BEACH FL 33160

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JUN 21 2024

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- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69

Total Postage and
$

Sent To 3101 REALTY CORP
HCF #7457

Street and Apt. No 3127 W HALLANDALE BEACH BLVD,

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

Postmark Here

USPS HILLCREST POSTAL STATION
JUN 21 2024

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.

3101 REALTY CORP

3127 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
3101 REALTY CORP	7457	06/20/2024
655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160		

Property Owner:	**Property Description:**	**Certified Mail #:**
3101 REALTY CORP	514229020013	
655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160		

Legal Description:	**AKA:**
JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCELS A & B DESC AS ,COMM AT SW COR OF PAR A,NLY 255.44 TO POB,CONT NLY 210, ELY 167.49,SLY 210,WLY 167.54 TO POB AKA: TRACT D	3127 W HALLANDALE BEACH BLVD, 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 **17th day of July, 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.

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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

Petitioner,

vs.

3101 REALTY CORP

3127 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

7457

On 6/7/2024 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:	3101 REALTY CORP
Address:	655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160
Folio:	514229020013
Site Address:	3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
Legal Description:	JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCELS A & B DESC AS ,COMM AT SW COR OF PAR A,NLY 255.44 TO POB,CONT NLY 210, ELY 167.49,SLY 210,WLY 167.54 TO POB AKA: TRACT D

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.	10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/7/2024
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)	Not in Compliance - Reinspection Date: 6/7/2024

Notes/Means of Correction:

1)The entire parking lot is in disrepair and has faded or non-existent parking lines. CORRECTIVE ACTION: Obtain plans and inspections for required permits and then re-blacktop/re-stripe the parking lot. Not corrected.
2) There is overgrown grass throughout this property. 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 6/7/2024

NOTARY PUBLIC, STATE OF FLORIDA

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 3101 REALTY CORP Respondent(s)	)))))))	Case No.: 7457

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: 3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: 3101 REALTY CORP

FOLIO NO.: 5142 29 02 0013

LEGAL DESCRIPTION: JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCELS A & B DESC AS ,COMM AT SW COR OF PAR A,NLY 255.44 TO POB,CONT NLY 210, ELY 167.49,SLY 210,WLY 167.54 TO POB AKA: TRACT D

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(l); 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(l); 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 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

7020 0640 0000 5922 5787

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EDELMAN, JOSEPH
(FO-7457)
3101. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Postmark Here

OCT 2022
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

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3101 REALTY CORP
(FO-7457)
655 GOLDEN BEACH DR
GOLDEN BEACH FL 33160

Postmark Here

OCT 21 2022
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

PS Instructions

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3101 REALTY CORP
(FO-7457)
3127 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Postmark Here

OCT 21 2022
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

See reverse for Instructions

Case Overview

Property/Incident Information

Owner	Address	Site Address
3101 REALTY CORP	655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 7457 **Date Next Inspection** 10/19/2022

Notes 1)The entire parking lot is in disrepair and has faded or non-existent parking lines. CORRECTIVE ACTION: Obtain plans and inspections for required permits and then re-blacktop/re-stripe the parking lot
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Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
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10/6/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 10/7/22 Certified Mail
10/6/2022		Affidavit of Non-Compliance	Certified Mail 10/7/22

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Ordinance/Regulation	Section	Description	Date Complied
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.93

Total Postage an
$

Sent To 3101 REALTY CORP

Street and Apt. N NOH #7457, #6480 #6382

City, State, ZIP+4 655 GOLDEN BEACH DR
GOLDEN BEACH FL 33160

Postmark Here

USPS HALLANDALE BEACH POSTAL STORE
OCT - 7 2022
FL 330

PS Form 3800,

7020 0090 0001 3495 9065

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
$ 9.41

Total Postage and F
$

Postmark Here
OCT 2022
HOLLYWOOD

Sent To 3101 REALTY CORP/EDELMAN, JOSEPH

Street and Apt. No., NOH #6382, #7457, #6480, #6481

City, State, ZIP+4® 3101 W HALLANDALE BEACH BLVD, 106 PEMBROKE PARK FL 33009

PS Form 3800, Ap

TOWN OF PEMBROKE PARK

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

NoV-7457

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

Sent To:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Case #:

7457

TOWN OF PEMBROKE PARK

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

NoV-7457

EDELMAN, Joseph
3101 W Hallandale Beach BLVD Suite 106
Hallandale Beach, FL 33009

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3127 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 02 0013
Property Owner	3101 REALTY CORP	Millage	0613
Mailing Address	655 GOLDEN BEACH DR GOLDEN BEACH FL 33160	Use	17-01

Abbr Legal Description	JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCELS A & B DESC AS ,COMM AT SW COR OF PAR A,NLY 255.44 TO POB,CONT NLY 210, ELY 167.49,SLY 210,WLY 167.54 TO POB AKA: TRACT D

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$387,040	$1,481,980	$1,869,020	$1,529,590	
2021	$387,040	$1,395,360	$1,782,400	$1,390,540	$32,435.25
2020	$387,040	$1,222,130	$1,609,170	$1,264,130	$29,526.76

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,869,020	$1,869,020	$1,869,020	$1,869,020
Portability	0	0	0	0
Assessed/SOH	$1,529,590	$1,869,020	$1,529,590	$1,529,590
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	$1,529,590	$1,869,020	$1,529,590	$1,529,590

Sales History

Date	Type	Price	Book/Page or CIN
6/3/2014	SW*-E	$5,250,000	112334915
10/16/2003	WD*	$4,394,800	36269 / 1868
2/29/2000	SWD	$504,000	30300 / 551
9/21/1999	CET	$100	29872 / 1516

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	35,185	SF
Adj. Bldg. S.F. (Card, Sketch)		12114
Eff./Act. Year Built: 1995/1987		

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
3101 REALTY CORP.

Filing Information

Document Number	P14000046906
FEI/EIN Number	47-1009928
Date Filed	05/30/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/20/2020

Principal Address

3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Changed: 10/16/2018

Mailing Address

3101W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Changed: 10/16/2018

Registered Agent Name & Address

EDELMAN, JOSEPH
3101. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Name Changed: 10/28/2015

Address Changed: 10/16/2018

Officer/Director Detail

Name & Address

Title President

EDELMAN, JOSEPH
3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Title VP, Secretary

EDELMAN, ELENA
3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2020	10/20/2020
2021	01/28/2021
2022	03/10/2022

Document Images

03/10/2022 -- ANNUAL REPORT	View image in PDF format
01/28/2021 -- ANNUAL REPORT	View image in PDF format
10/20/2020 -- REINSTATEMENT	View image in PDF format
05/29/2019 -- ANNUAL REPORT	View image in PDF format
10/16/2018 -- REINSTATEMENT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
02/05/2016 -- ANNUAL REPORT	View image in PDF format
10/28/2015 -- REINSTATEMENT	View image in PDF format
05/30/2014 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3101 REALTY CORP CASE NO 7457

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: 3101 REALTY CORP AT 9:00. 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.

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 14 day of Oct, 2022, by Erik Richwagon as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Case #:

7457

Property Owner:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Certified Mail #:

Property Description:

514229020013

Legal Description:

JO-SEL BAR-KEN SUBDIVISION 116-2 B
THAT PT OF PARCELS A & B DESC AS
,COMM AT SW COR OF PAR A,NLY
255.44 TO POB,CONT NLY 210, ELY
167.49,SLY 210,WLY 167.54 TO POB AKA:
TRACT D

AKA:

3127 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/26/2022 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(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.	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)The entire parking lot is in disrepair and has faded or non-existent parking lines. CORRECTIVE ACTION: Obtain plans and inspections for required permits and then re-blacktop/re-stripe the parking lot
2) There is overgrown grass throughout this property. CORRECTIVE ACTION: Mow all overgrown grass on this property

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of 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

Erik Richwagen

10/6/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
3101 REALTY CORP 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	7457	08/26/2022

Property Owner:	Property Description:	Certified Mail #:
3101 REALTY CORP 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	514229020013	

Legal Description:	AKA:
JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCELS A & B DESC AS ,COMM AT SW COR OF PAR A,NLY 255.44 TO POB,CONT NLY 210, ELY 167.49,SLY 210,WLY 167.54 TO POB AKA: TRACT D	3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/26/2022 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(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.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

Notes/Means of Correction:

1)The entire parking lot is in disrepair and has faded or non-existent parking lines. CORRECTIVE ACTION: Obtain plans and inspections for required permits and then re-blacktop/re-stripe the parking lot
2) There is overgrown grass throughout this property. CORRECTIVE ACTION: Mow all overgrown grass on this property

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

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

Erik Richwagen
Code Enforcement Officer

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

3101 REALTY CORP

3127 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

7457

On 10/6/2022 I ERIK RICHWAGEN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	3101 REALTY CORP
Address:	655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160
Folio:	514229020013
Site Address:	3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
Legal Description:	JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCELS A & B DESC AS ,COMM AT SW COR OF PAR A,NLY 255.44 TO POB,CONT NLY 210, ELY 167.49,SLY 210,WLY 167.54 TO POB AKA: TRACT D

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: 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. 5-17. - 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

Notes/Means of Correction:

There has been no work done to the parking lot and no permits have been submitted to the town
There are still parts of the property that have overgrowth that need to be mowed

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 10/6/2022

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

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

CERTIFIED MAIL®

7 0640 0000 5922 5763

Hasler
10/21/2022
US POSTAGE $007.82⁰⁻

ZIP 33023
011D10656696

3101 REALTY CORP
(FO-7457)
3127 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NIXIE 331 DE 1 0011/02/22
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
IA BC: 33023541350 *0806-04872-21-47
33009\$5170>0013

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT 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:

3101 REALTY CORP
(FO-7457)
3127 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 9960 26

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

7020 0640 0000 5922 5763

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

101 REALTY CORP
FO-7457)
55 GOLDEN BEACH DR
OLDEN BEACH FL 33160

9590 9402 6921 1104 9960 19

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

2020 0640 0000 5922 5770

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C019

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* J. H. 6061

C. Date of Delivery 10/24/22

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

USPS TRACKING #

9590 9402 6921 1104 9960 19

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

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:

EDELMAN, JOSEPH
(FO-7457)
3101. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

9590 9402 6921 1104 9959 20

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

7020 0640 0000 5922 5787

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Joseph E

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Joseph E

C. Date of Delivery

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

USPS TRACKING #

MIAMI FL 330

24 OCT 2022 PM 5 L

9590 9402 6921 1104 9959 20

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

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

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 6480

Petitioner,

vs.

3101 REALTY CORP

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	3129 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3109 W Hallandale Beach Blvd
FOLIO:	514229020020
LEGAL DESCRIPTION:	JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCEL B DESC AS, COMM AT SW COR OF PAR A,NLY ALG W/L OF PARS A & B 465.44 TO POB,CONT NLY 149.16,ELY 334.90 TO NE COR,SLY 148.50, WLY 334.98 TO POB AKA: TRACT E

The Town of Pembroke Park Code Compliance Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Wednesday, October 19, 2022, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Compliance Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 w...	12/19/2022		$250.00
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....			
BUILDING AND BUILDING REGULATIONS...	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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 process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are nec...			

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Compliance Officer, who shall have the property inspected and notify the Code Compliance Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Compliance Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Compliance Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Compliance Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this _____

ATTEST:

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA

_____

MARLEN D. MARTELL
CLERK
Code Compliance Board

_____

TEST MAGISTRATE
Code Compliance Board

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 6/24/24 Phone #: _____

Case # 6951 E-mail: iris@RSTRADING.COM

Address of Violation: 2617-2625 South Park Road

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Donald Frakes (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6951 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the July 8th, 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 6/5/24 imposing the fine of $62,600.00 for violation(s)of the Town's Code of Ordinances: _____

Brief summary for request: Requesting to reduce this violation to $0 based on owner unaware stripping job was done w/o permission / Paid company to do the job, was not aware they did not pull permit.

Donald Frakes
Petitioner's Name (Print)

Donald Frakes
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Donald Frakes and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 6/25/24.

Notary Public State of Florida: Iris Wooters My Commission expires: 2/22/25

IRIS MICHELA WOOTERS
Notary Public - State of Florida
Commission # HH 095756
My Comm. Expires Feb 22, 2025
Bonded through National Notary Assn.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

FRAKES, DONALD RAY
Respondent(s)

I, [illegible], 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.: 6951
The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 15 day of May 24
Dated at Pembroke Park, Broward County, Florida, on this 20 day of May 24
By: [illegible]
Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 15th, 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 X NO ___

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2617 - 2625 S PARK RD, PEMBROKE PARK, FL 330009

PROPERTY OWNER: FRAKES, DONALD RAY

FOLIO #: 5142 29 00 0053

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) 5-103(k); 5-105 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) 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** (ONE 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 **$60,600.00** (SIXTY 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:

29-51-42 S 50 OF N 425 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W,DESC IN OR 3589/195 AKA:LOT 5,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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 15th day of May 2024.

TOWN OF PEMBROKE PARK

Harry Hippler, 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 Hippler, Special Magistrate, and Jean Gustin, Code Compliance Officer, 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: May 15, 2024.

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Nazly Cardona

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.

FRAKES, DONALD RAY
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.: 6951

The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 15 day of May 24.

Dated at Pembroke Park, Broward County, Florida, on this 20 day of May 24.

By: _____

Town Clerk

TOWN OF PEMBROKE PARK SEAL BROWARD COUNTY, FLORIDA

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 15th, 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 X NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2617 - 2625 S PARK RD, PEMBROKE PARK, FL 330009

PROPERTY OWNER: FRAKES, DONALD RAY

FOLIO #: 5142 29 00 0053

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) 5-103(k); 5-105 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) 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** (ONE 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 **$60,600.00** (SIXTY 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:

29-51-42 S 50 OF N 425 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W,DESC IN OR 3589/195 AKA:LOT 5,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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 15th day of May 2024.

TOWN OF PEMBROKE PARK

Harry Hippler, 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 Hippler, Special Magistrate, and Jean Gustin, Code Compliance Officer, 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: May 15, 2024.

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Nazly Cardona

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 16 day of May, 2024.

Nazly Cardona

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 6951
vs.	)	
FRAKES, DONALD RAY 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: 2617-2625 S PARK RD, PEMBROKE PARK, FL 33009 #2625

PROPERTY OWNER: FRAKES, DONALD RAY

FOLIO NO.: 5142 29 00 0053

LEGAL DESCRIPTION: 29-51-42 S 50 OF N 425 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W, DESC IN OR 3589/195 AKA: LOT 5,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(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(k)5-105 and 5-17 **WITHIN** 60 **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 $100.00 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 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, 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 21 day of July, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1605 9265 49

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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
$ 8.69

Total Postage ar
$

Postmark Here

Sent To FRAKES, DONALD RAY
SOCL #6951
Street and Apt. N 2625 S PARK RD
City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800,

9589 0710 5270 1605 9265 32

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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 and F
$

Postmark Here

Sent To FRAKES, DONALD RAY
SOCL #6951
Street and Apt. No., 2617 S PARK RD
City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, January

9589 0710 5270 1605 9265 25

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

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

OFFICIAL USE

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

Postage
$ 8.69

Total Postage an
$

Postmark Here

Sent To FRAKES, DONALD RAY
SOCL #6951
Street and Apt. N 3303 W PARK RD
City, State, ZIP+4 HOLLYWOOD FL 33021

PS Form 3800,

Town of Pembroke Park

INVOICE

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

DATE: May 10, 2024
INVOICE # 435
FOR:

Case #6951
JOE REALTY HOME LLC
3932 SW 52 AVE B4,
PEMBROKE PARK, FL 33023

Bill To:

JOE REALTY HOME LLC
3932 SW 52 AVE B4,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
	Amended Final Order 08/17/2022		
1	Admin Fee	$ 100.00	$ 100.00
605	Day(s) of Per Diem from (09/18/2022 -05/15/2024	$ 100.00	$ 60,500.00
		Balance	$ 60,600.00

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
FRAKES,DONALD RAY	2617 - 2625 S PARK RD PEMBROKE PARK,, FL 33009	2617 S PARK RD, PEMBROKE PARK, FL 33009 #2617 - 2625 S PARK RD

Folio

514229000053

Legal Description

29-51-42 S 50 OF N 425 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W,DESC IN OR 3589/195 AKA:LOT 5,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Case Status Open **Case #** 6951 **Date Next Inspection** 5/15/2024

Notes

VIOLATIONS/CORRECTIVE ACTIONS
1)The exterior wall in the back of the building f has discoloration on it/CORRECTIVE ACTION-Remove all discoloration from the exterior wall
2)The parking lot in the back of the building is in disrepair/CORRECTIVE ACTIONS- Obtain plans and inspections for a permit (954 966 4600 EXT 182) When a permit is obtained Repair/Re-seal the parking lot
3)The parking lot in the back of the building needs to be re-striped/CORRECTIVE ACTIONS-Obtain plans and inspections for a zoning permit. When a permit is obtained re-stripe the parking lot

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/14/2022		Notice of Violation	Regular Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/5/2022		Affidavit of Non-Compliance	Regular Mail
7/20/2022	7/20/2022	Final Order	Certified Mail
4/25/2024		Affidavit of Non-Compliance	Certified Mail
4/25/2024	5/15/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 5/15/2024
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: 5/15/2024

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: 5/15/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$59,900.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$60,000.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$60,000.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
FRAKES, DONALD RAY		CASE NO. 6951
Respondent		

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

TO BE SERVED: FRAKES, DONALD RAY

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2617 S PARK RD, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: FRAKES, DONALD RAY AT 10:15A.M. ON THE 29 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.

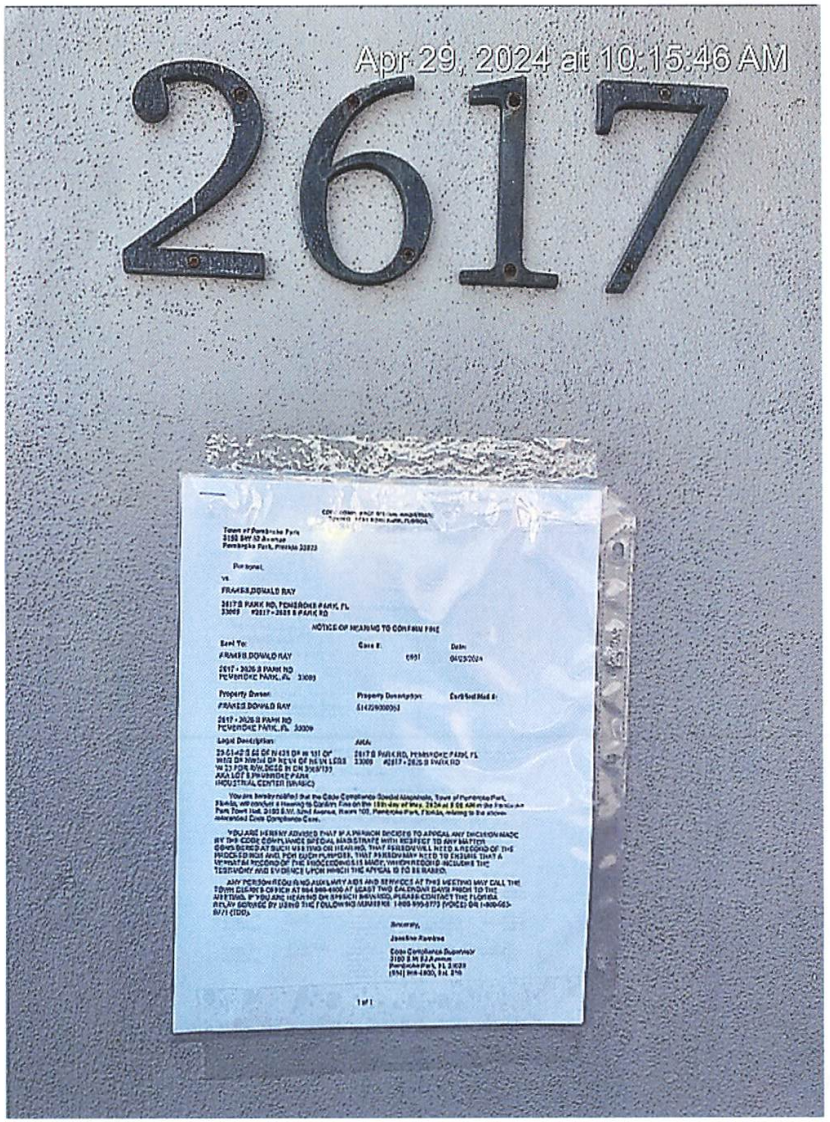
AFFIANT

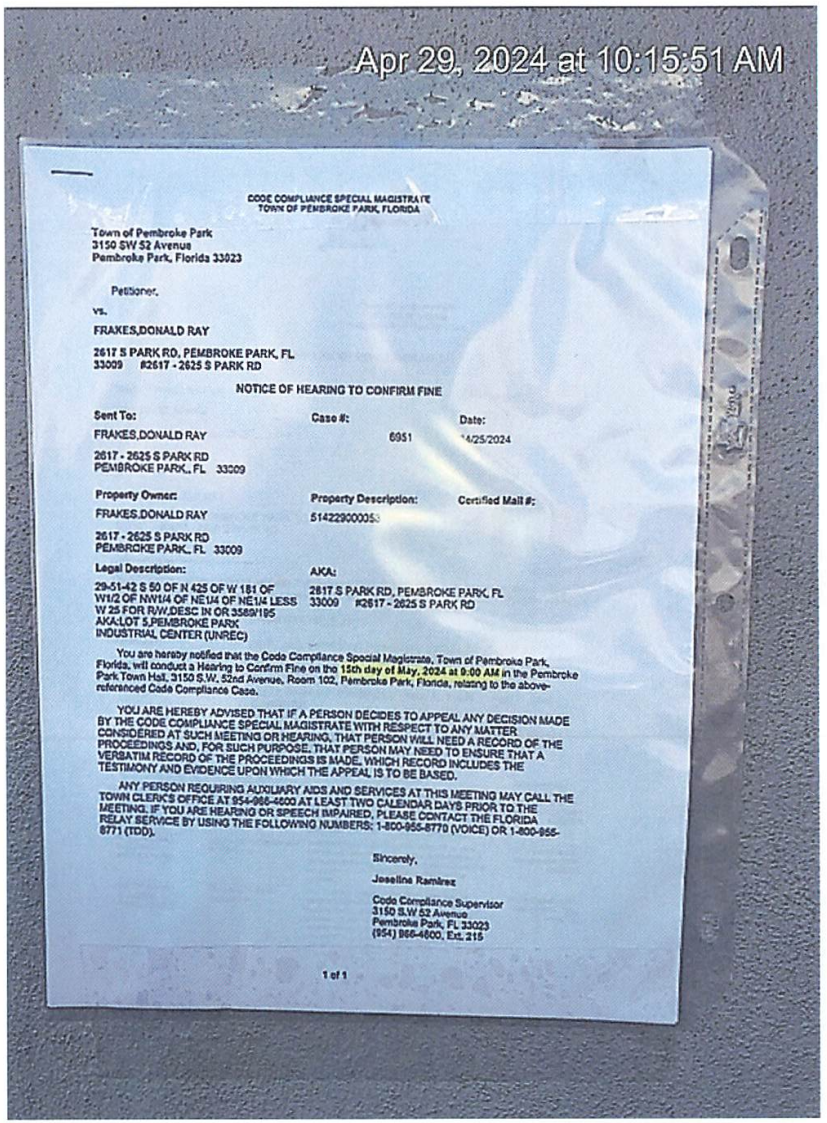
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 29 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

FRAKES,DONALD RAY

2617 S PARK RD, PEMBROKE PARK, FL
33009 #2617 - 2625 S PARK RD

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
FRAKES,DONALD RAY	6951	4/25/2024
2617 - 2625 S PARK RD PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
FRAKES,DONALD RAY	514229000353	
2617 - 2625 S PARK RD PEMBROKE PARK, FL 33009		

Legal Description:	AKA:
29-51-42 S 50 OF N 425 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W,DESC IN OR 3589/195 AKA-LOT 5,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2617 S PARK RD, PEMBROKE PARK, FL 33009 #2617 - 2625 S PARK RD

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 May, 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

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:

FRAKES, DONALD RAY
HCF #6951
3303 W PARK RD
HOLLYWOOD FL

9590 9402 7581 2098 7725 90

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4012 48

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☒ Agent
☐ Addressee

B. Received by *(Printed Name)*
DON FRAKES

C. Date of Delivery
04.29.24

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

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

9589 0710 5270 0673 4012 24

U.S. Postal Service™
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OFFICIAL USE

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

Postage
$

Total Postage a
$ 8.69

Postmark Here

HOLLYWOOD FL 33021 USPS HILLCREST POSTAL STORE APR 26 2024

Sent To FRAKES, DONALD RAY

Street and Apt. HCF #6951

City, State, ZIP+ 2625 S PARK RD
PEMBROKE PARK, FL 33009

PS Form 3800

9589 0710 5270 0673 4012 31

U.S. Postal Service™
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OFFICIAL USE

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

Postage
$

Total Postage and F
$ 8.69

Postmark Here

HOLLYWOOD FL 33021 USPS HILLCREST POSTAL STORE APR 26 2024

Sent To FRAKES, DONALD RAY

Street and Apt. No., HCF #6951

City, State, ZIP+4® 2617 S PARK RD
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0673 4012 48

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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
$

Total Postage ai
$ 8.69

Postmark Here

HOLLYWOOD FL 33021 USPS HILLCREST POSTAL STORE APR 26 2024

Sent To FRAKES, DONALD RAY

Street and Apt. N HCF #6951

City, State, ZIP+ 3303 W PARK RD
HOLLYWOOD FL 33021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

FRAKES,DONALD RAY

2617 S PARK RD, PEMBROKE PARK, FL
33009 #2617 - 2625 S PARK RD

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
FRAKES,DONALD RAY	6951	04/25/2024
2617 - 2625 S PARK RD PEMBROKE PARK,, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
FRAKES,DONALD RAY	514229000053	
2617 - 2625 S PARK RD PEMBROKE PARK,, FL 33009		

Legal Description:	**AKA:**
29-51-42 S 50 OF N 425 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W,DESC IN OR 3589/195 AKA:LOT 5,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2617 S PARK RD, PEMBROKE PARK, FL 33009 #2617 - 2625 S PARK RD

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 May, 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.

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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

Petitioner,

vs.

FRAKES,DONALD RAY
2617 S PARK RD, PEMBROKE PARK, FL 33009 #2617 - 2625 S PARK RD

Respondent(s)

Case #:
6951

On 4/25/2024 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: FRAKES,DONALD RAY

Address: 2617 - 2625 S PARK RD PEMBROKE PARK,, FL 33009

Folio: 514229000053

Site Address: 2617 S PARK RD, PEMBROKE PARK, FL 33009 #2617 - 2625 S PARK RD

Legal Description: 29-51-42 S 50 OF N 425 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W,DESC IN OR 3589/195 AKA:LOT 5,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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: 4/25/2024
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: 4/25/2024
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: 4/25/2024

Notes/Means of Correction:

1)The exterior wall in the back of the building has discoloration. The exterior wall has been painted. Corrected
2)The parking lot in the back of the building is in disrepair. No permit has been obtained to repair/re-seal the parking lot area. Not Corrected.
3)The parking lot in the back of the building needs to be re-striped. The parking lot area has been re-striped. 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 4/25/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

7021 1970 0000 4565 7879

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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
$

Total Postag
$

Postmark Here

JUL 21 2022
HOLLYWOOD FL 33021

Sent To FRAKES, DONALD RAY
(FO-6951)
Street and Aj 2617-2625 S PARK RD,
City, State, Z PEMBROKE PARK, FL 33009

PS Form 38 ons

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:

FRAKES, DONALD RAY
(NOH-6951)
2617-2625 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 8186 25

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 7879

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
FRAKES,DONALD RAY	3303 W PARK RD HOLLYWOOD, FL 33021	2617 S PARK RD, PEMBROKE PARK, FL 33009 #2625

Legal Description

Case Status Open **Case #** 6951 **Date Next Inspection** 7/20/2022

Notes VIOLATIONS/CORRECTIVE ACTIONS
1)The exterior wall in the back of the building f has discoloration on it/CORRECTIVE ACTION-Remove all discoloration from the exterior wall
2)The parking lot in the back of the building is in disrepair/CORRECTIVE ACTIONS- Obtain plans and inspections for a permit (954 966 4600 EXT 182) When a permit is obtained Repair/Re-seal the parking lot
3)The parking lot in the back of the building needs to be re-striped/CORRECTIVE ACTIONS-Obtain plans and inspections for a zoning permit. When a permit is obtained re-stripe the parking lot

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/14/2022		Notice of Violation	Regular Mail 4/15/22
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/7/22 Certified Mail 7/5/22

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: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2022

7021 1970 0000 4565 7862

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

Postage
$

Total Postage a
$ 7.33

JOG ROAD STATION
6400 W

JUL 05 2022

Postmark Here

Sent To FRAKES, DONALD RAY
(NOH-6951)
Street and Apt. 3303 W PARK RD
City, State, ZIP+ HOLLYWOOD FL 33021

PS Form 3800

7021 1970 0000 4565 7879

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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 ar
$ 7.33

JOG ROAD STATION
6401 W BOYNTON BEACH BLVD

JUL 05 2022

Postmark Here

Sent To FRAKES, DONALD RAY
(NOH-6951)
Street and Apt. N 2617-2625 S PARK RD
City, State, ZIP+ PEMBROKE PARK, FL 33009

PS Form 3800

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
FRAKES, DONALD RAY		CASE NO. 6951
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 2617-2625 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2617-2625 S PARK RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: FRAKES, DONALD RAY AT 9:05 A.M. ON THE 8 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.

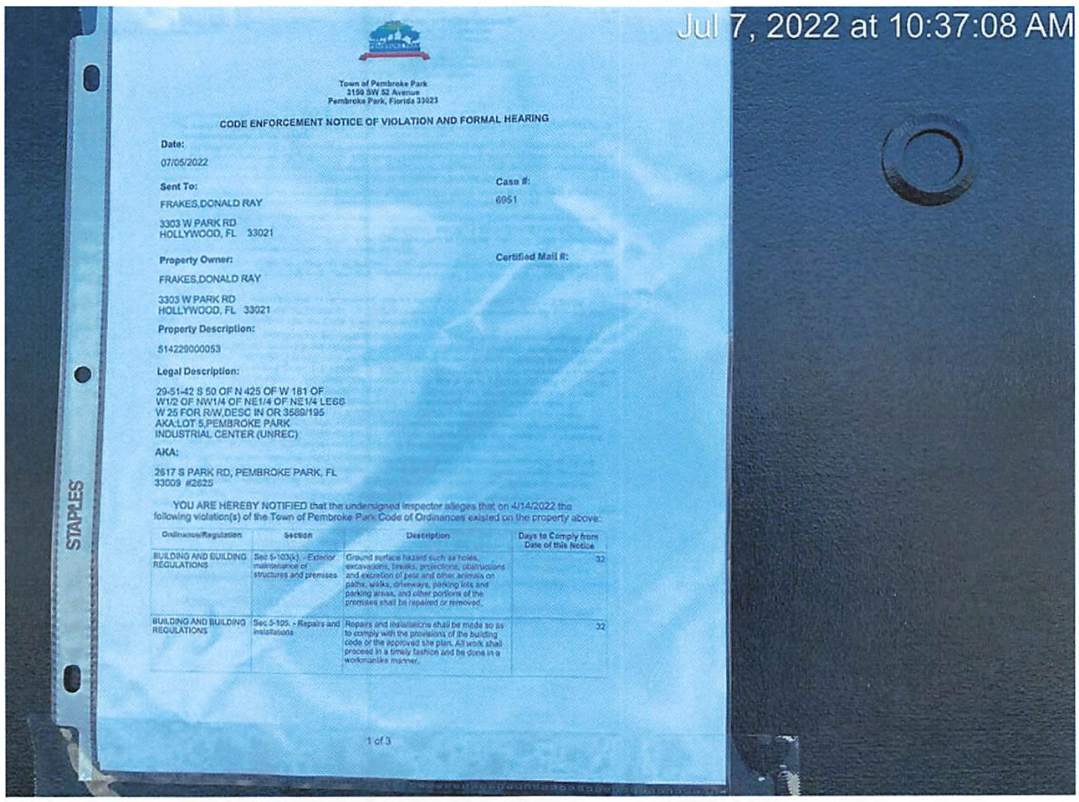
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/05/2022

Sent To:
FRAKES,DONALD RAY

3303 W PARK RD
HOLLYWOOD, FL 33021

Case #:
6951

Property Owner:
FRAKES,DONALD RAY

3303 W PARK RD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:
514229000053

Legal Description:
29-51-42 S 50 OF N 425 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W,DESC IN OR 3589/195 AKA:LOT 5,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:
2617 S PARK RD, PEMBROKE PARK, FL 33009 #2625

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(A) - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	32
BUILDING AND BUILDING REGULATIONS	Sec.5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	32

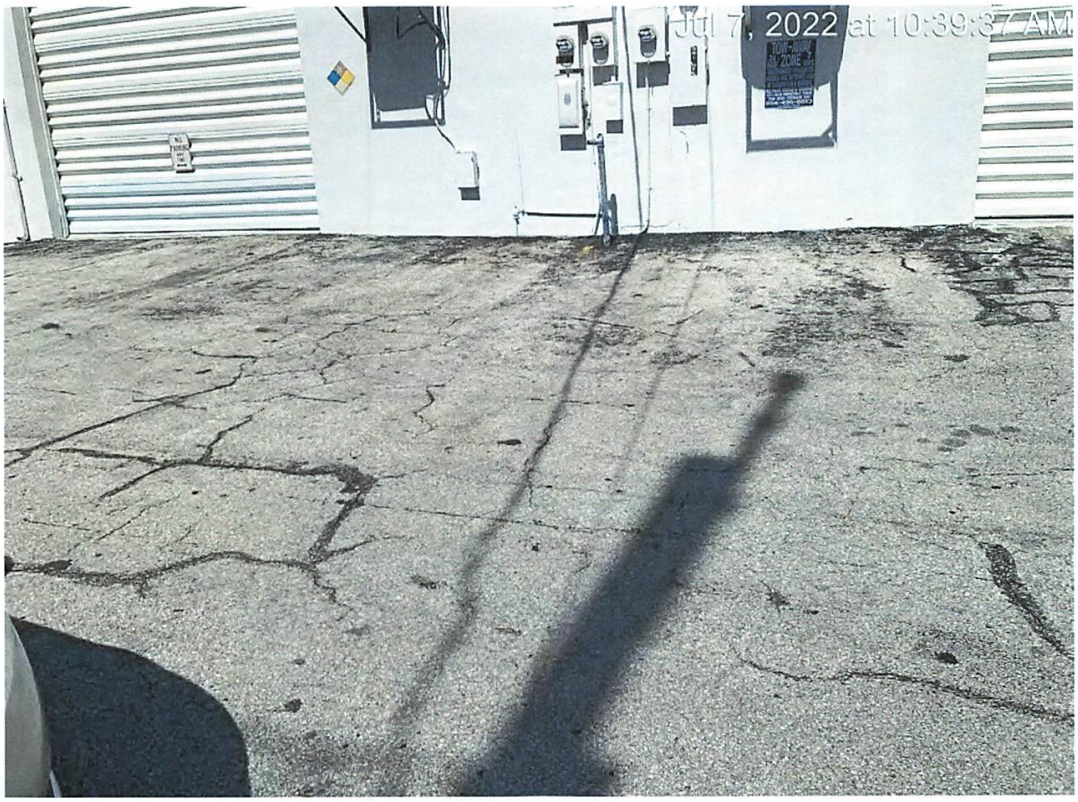
1 of 3

Jul 7, 2022 at 10:37:25 AM
D&D

D&D
Jul 7, 2022 at 10:37:28 AM

Jul 7, 2022 at 10:39:24 AM
NO PARKING ANY TIME

NO PARKING ANY TIME


Jul 7, 2022 at 10:39:37 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/05/2022

Sent To:

FRAKES,DONALD RAY

3303 W PARK RD
HOLLYWOOD, FL 33021

Case #:

6951

Property Owner:

FRAKES,DONALD RAY

3303 W PARK RD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514229000053

Legal Description:

29-51-42 S 50 OF N 425 OF W 181 OF
W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS
W 25 FOR R/W,DESC IN OR 3589/195
AKA:LOT 5,PEMBROKE PARK
INDUSTRIAL CENTER (UNREC)

AKA:

2617 S PARK RD, PEMBROKE PARK, FL
33009 #2625

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	32
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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)	32

VIOLATIONS/CORRECTIVE ACTIONS
1)The exterior wall in the back of the building f has discoloration on it/CORRECTIVE ACTION-Remove all discoloration from the exterior wall
2)The parking lot in the back of the building is in disrepair/CORRECTIVE ACTIONS- Obtain plans and inspections for a permit (954 966 4600 EXT 182) When a permit is obtained Repair/Re-seal the parking lot
3)The parking lot in the back of the building needs to be re-striped/CORRECTIVE ACTIONS-Obtain plans and inspections for a zoning permit. When a permit is obtained re-stripe the parking lot

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/5/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
FRAKES,DONALD RAY 3303 W PARK RD HOLLYWOOD, FL 33021	6951	04/14/2022

Property Owner:	Property Description:	Certified Mail #:
FRAKES,DONALD RAY 3303 W PARK RD HOLLYWOOD, FL 33021	514229000053	

Legal Description:	AKA:
29-51-42 S 50 OF N 425 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W,DESC IN OR 3589/195 AKA:LOT 5,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2617 S PARK RD, PEMBROKE PARK, FL 33009 #2625

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	32
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	32
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	32

Notes/Means of Correction:

VIOLATIONS/CORRECTIVE ACTIONS
1)The exterior wall in the back of the building f has discoloration on it/CORRECTIVE ACTION-Remove all discoloration from the exterior wall
2)The parking lot in the back of the building is in disrepair/CORRECTIVE ACTIONS- Obtain plans and inspections for a permit (954 966 4600 EXT 182) When a permit is obtained Repair/Re-seal the parking lot
3)The parking lot in the back of the building needs to be re-striped/CORRECTIVE ACTIONS-Obtain plans and inspections for a zoning permit. When a permit is obtained re-stripe the parking lot

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

Erik Richwagen
Code Enforcement Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2617-2625 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0053
Property Owner	FRAKES, DONALD RAY	Millage	0613
Mailing Address	3303 W PARK RD HOLLYWOOD FL 33021	Use	48-01

Abbr Legal Description	29-51-42 S 50 OF N 425 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W,DESC IN OR 3589/195 AKA:LOT 5,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$54,600	$489,360	$543,960	$543,960	
2021	$54,600	$445,940	$500,540	$500,540	$10,763.91
2020	$54,600	$470,360	$524,960	$505,870	$11,041.77

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$543,960	$543,960	$543,960	$543,960
Portability	0	0	0	0
Assessed/SOH	$543,960	$543,960	$543,960	$543,960
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$543,960	$543,960	$543,960	$543,960

Sales History

Date	Type	Price	Book/Page or CIN
5/6/2013	WD-Q	$450,000	111519636
9/28/2004	SWD	$359,000	38285 / 361
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

NOV-6951

2617 S Park RD
Pembroke Park
FL 33009 (#2625)

Hasler FIRST-CLASS MAIL
04/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

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

NOV-6951

Hasler FIRST-CLASS MAIL
04/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:

FRAKES,DONALD RAY

3303 W PARK RD
HOLLYWOOD, FL 33021

Case #:

6951

04/12/2022 10:38

2625
ON
OFF
04/12/2022 10:38

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:

FRAKES, DONALD RAY
SOCL 76951
2625 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8665 03

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

9589 0710 5270 1605 9265 49

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

Mail
Mail Restricted Delivery
0)

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

USPS TRACKING #

9590 9402 8582 3244 8665 03

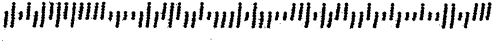
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

23-541350



ENDER: 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:

FRAKES, DONALD RAY
SOCL #6951
3303 W PARK RD
HOLLYWOOD FL 33021

9590 9402 8582 3244 8664 80

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

9589 0710 5270 1605 9265 25

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
00)

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

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

USPS TRACKING #

9590 9402 8582 3244 8664 80

First-Class Mail
Postage & Fees Paid
USPS
Permit

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

3-541350

Case Overview

Property/Incident Information

Owner	Address	Site Address
CHAMBERS,MICHAEL H/E PLUMMER,JANNA	3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree

Folio

514230230170

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS

Case Status Closed **Case #** 5167

Notes
1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/23/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/16/2021	9/15/2021	Final Order	Certified Mail
1/31/2024	2/21/2024	Notice of Formal Hearing - Confirm Fine	Certified Mail
1/31/2024		Affidavit of Non-Compliance	Certified Mail
2/23/2024	2/21/2024	Supplemental Order/Claim of Lien	Certified Mail Hand
6/7/2024		Affidavit of Compliance	Regular Mail
6/24/2024	7/17/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail 06/25/24

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	1/31/2024

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.	6/7/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	1/31/2024	$41,150.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$48.50
			Total Fines	**$41,298.50**

Payments

Date	Payment Type Name	Amount
4/10/2024	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$41,198.50**

Town of Pembroke Park

INVOICE

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

DATE: July 16, 2024
INVOICE # 435
FOR:

Case #5167
CHAMBERS,MICHAEL H/E
PLUMMER,JANNA
3433 SW 52 AVE #17,
PEMBROKE PARK, FL 33021

Bill To:

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA
3433 SW 52 AVE #17,
PEMBROKE PARK, FL 33021

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a) and 5-105		
	Final Order 09/15/2021		
1	Admin Fee - Paid	$ 100.00	$ 100.00
951	Day(s) of Per Diem from (10/30/2021 - 06/07/2024)	$ 50.00	$ 47,550.00
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%		$ 4,755.00
	$4,755.00 + $48.50 + $8.50		$ 4,812.00
		Balance	$ 47,650.00

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.)

)

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA CASE NO. 5167

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CHAMBERS,MICHAEL H/E & PLUMMER,JANNA

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3433 SW 52 AVE, PEMBROKE PARK, FL 33021.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CHAMBERS,MICHAEL H/E & PLUMMER,JANNA A 4:29 P.M. ON THE 02 DAY OF JULY 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.

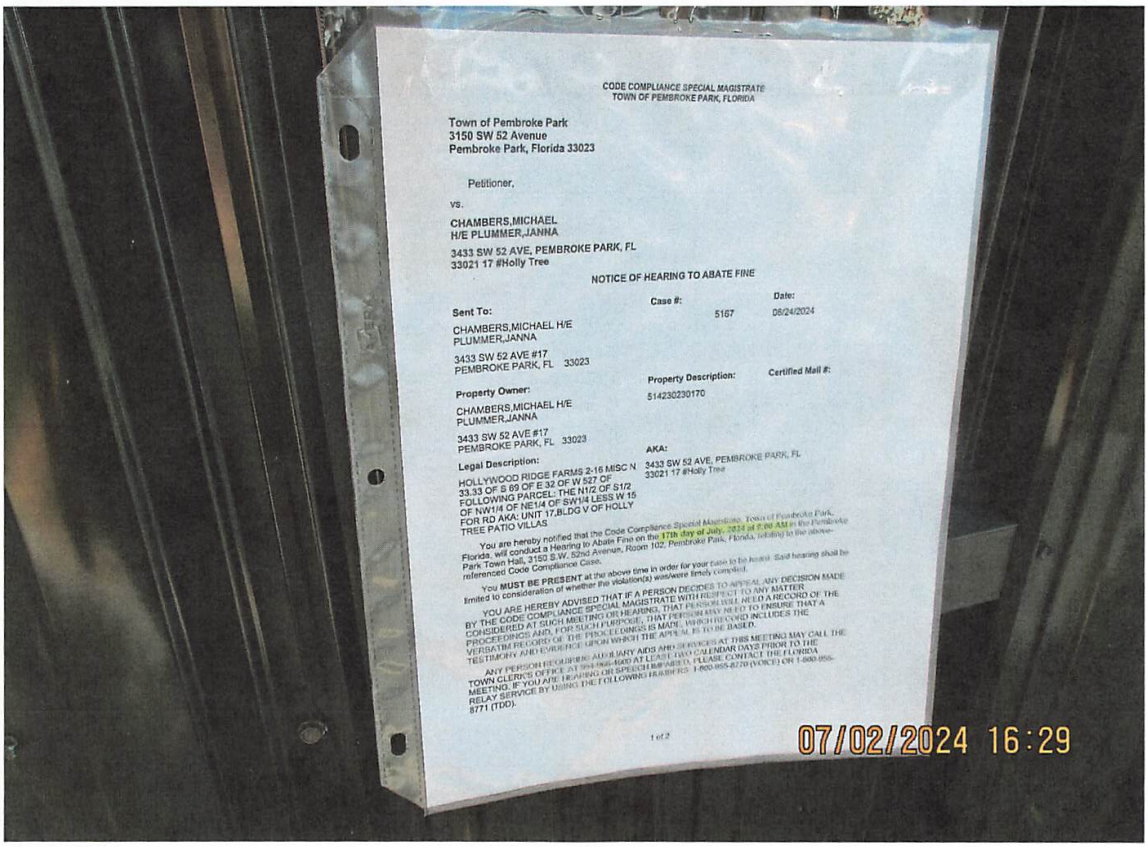
_____ Date: 07/16/24
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 16 day of July, 2024, by Joseline Ramrez. as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona GA
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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.

CHAMBERS,MICHAEL
H/E PLUMMER,JANNA

3433 SW 52 AVE, PEMBROKE PARK, FL
33021 17 #Holly Tree

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
CHAMBERS,MICHAEL H/E PLUMMER,JANNA 3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	5167	08/24/2024

Property Owner:	Property Description:	Certified Mail #:
CHAMBERS,MICHAEL H/E PLUMMER,JANNA 3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	514230230170	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS	3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of July, 2024** at 8:00 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 corrected.

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).

1 of 2

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

CHAMBERS,MICHAEL
H/E PLUMMER,JANNA

3433 SW 52 AVE, PEMBROKE PARK, FL
33021 17 #Holly Tree

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
CHAMBERS,MICHAEL H/E PLUMMER,JANNA 3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	5167	06/24/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
CHAMBERS,MICHAEL H/E PLUMMER,JANNA 3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	514230230170	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS	3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of July, 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.

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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

9589 0710 5270 0673 4014 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
$ 3.69

Total Postage and
$

Sent To CHAMBERS, MICHAEL H/E
PLUMMER, JANNA

Street and Apt. No. HAF #5167
3433 SW 52 AVE #17,

City, State, ZIP+4® PEMBROKE PARK, FL 33021

Postmark Here
JUN 25 2024
HOLLYWOOD FL 33023
WEST HOLLYWOOD PO

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 6/23/24

Phone #: 954-310-0452

Case # 5167

E-mail: bonnickmarjorie@gmail.com

Address of Violation: 3433 Sw 52nd Ave, Pembroke Park, FL 33023

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Michael Chambers (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5167 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the July 17th, 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 September 15th, 2021 imposing the fine of $ $41,198.50 for violation(s)of the Town's Code of Ordinances: S-103 (a), S-105

Brief summary for request: Seeking resolution for case number 5167 at the July 17th hearing, to request a reduction of penaltics.

Michael Chambers
Petitioner's Name (Print)

Michael Chambers
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Michael Chambers and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 6/23/2024.

Notary Public State of Florida: _____ My Commission expires: 1/4/2026

MIGUEL LORA
Notary Public-State of Florida
Commission # HH 213238
My Commission Expires
January 04, 2026

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

MICHAEL CHAMBERS
3433 SZW 52 AVE
PEMBROKE PARK, FL 33009

Site Address:

3433 SW 52 AVE, PEMBROKE PARK,
FL 33021 17 #Holly Tree

Date	4/10/2024 3:49:36 PM
Invoice #	26859
For	Code Enforcement Case# 5167

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	10/30/2021	1/31/2024	$50.00	823	$41,150.00
Admin Fixed	9/16/2021		$100.00	0	$100.00
Total					$41,250.00

Payments

Date	Type	Amount
4/10/2024	Credit	$100.00
	Total	$100.00

Balance **$0.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

CHAMBERS, MICHAEL H/E
PLUMMER, JANNA
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.: 5107

The Special Magistrate of the Town of Pembroke Park Broward County, Florida adopted this on the 21 day of Feb 24

Dated at Pembroke Park, Broward County, Florida, on this 6 day of March 24

By: _____
Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 21st, 2024 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on September 15th, 2021. 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 X NO ___

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3433 SW 52 AVE #17, PEMBROKE PARK, FL 33021

PROPERTY OWNER: CHAMBERS, MICHAEL H/E PLUMMER, JANNA

FOLIO NO.: 5142 30 23 0170

1. The Special Magistrate entered a Final Order on September 15th, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(a) and 5-105. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FORTY FIVE (45) DAYS FROM THE DATE OF THE FORMAL HEARING held on September 15th, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (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 Final Order issued on September 15th, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$42,300.00** (FORTY TWO THOUSAND THREE 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.

CHAMBERS, MICHAEL H/E
PLUMMER, JANNA
Respondent(s)

Case No.: 5167

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

The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 21 day of Feb, 24.

Dated at Pembroke Park, Broward County, Florida, on this 6 day of March, 24.

By:

Town Clerk

TOWN OF PEMBROKE PARK DECEMBER 10 A.D. 1957 SEAL BROWARD COUNTY FLORIDA

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 21st, 2024 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on September 15th, 2021. 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 X NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3433 SW 52 AVE #17, PEMBROKE PARK, FL 33021

PROPERTY OWNER: CHAMBERS, MICHAEL H/E PLUMMER, JANNA

FOLIO NO.: 5142 30 23 0170

1. The Special Magistrate entered a Final Order on September 15th, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(a) and 5-105. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FORTY FIVE (45) DAYS FROM THE DATE OF THE FORMAL HEARING held on September 15th, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (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 Final Order issued on September 15th, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$42,300.00** (FORTY TWO THOUSAND THREE 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 N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS

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 February 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, 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: Feb 21, 2024.

Notary Public, state of Florida

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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 23 day of Feb., 2024.

Nazly Cardona A.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MICHAEL CHAMBERS H/E JANNA PLUMMER Respondent(s)	))))))	Case No.: 5167

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3433 SW 52 AVENUE #17, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: MICHAEL CHAMBERS H/E & JANNA PLUMMER, 3433 SW 52 AVENUE #17, PEMBROKE PARK, FL, 33021

FOLIO NO.: 5142 30 23 0170

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a); 5-105 **WITHIN** 45 **DAYS OF THE DATE OF THE FORMAL HEARING** held 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

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

Nazly Daryana A.

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

9589 0710 5270 1605 9285 74

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

Postmark Here

FEB 23 2024 HOLLYWOOD FL 33021

Sent To VALANCY & REED, P.A.
HCF #5167

Street and Apt. No., 310 SE 13TH STREET

City, State, ZIP+4® FORT LAUDERDALE, FL 33316

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9285 98

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

Postage
$

Total Postage and
$ 8.69

Postmark Here

FEB 23 2024 HOLLYWOOD FL 33021

Sent To HOLLY TREE PATIO VILLAS HOMEOWNERS' ASSOCIATION,INC.

Street and Apt. No. HCF #5167

City, State, ZIP+4® 3419 SW 52 AVE
PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9285 81

U.S. Postal Service™
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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
$ 8.69

Postmark Here

FEB 23 2024 HOLLYWOOD FL

Sent To CHAMBERS,MICHAEL H/E
PLUMMER,JANNA
HCF #5167

Street and Apt. No. 3433 SW 52 AVE #17,

City, State, ZIP+4® PEMBROKE PARK, 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:

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA
HCF #5167
3433 SW 52 AVE #17,
PEMBROKE PARK, FL 33021

9590 9402 8582 3244 8686 20

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

9589 0710 5270 1605 9285 81

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

VALANCY & REED, P.A.
HCF #5167
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8582 3244 8686 37

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9285 74

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C Valancy ☐ Agent ☐ Addressee

B. Received by (Printed Name) C Valancy
C. Date of Delivery 2/26/24

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

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

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

---

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:

HOLLY TREE PATIO VILLAS HOMEOWNERS' ASSOCIATION,INC.
HCF #5167
3419 SW 52 AVE
PEMBROKE PARK. FL 33023

9590 9402 8582 3244 8694 81

2. Article Number (Transfer from service label)
9589 0710 5270 0673 4058 71

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

VALANCY & REED, P.A.
HCF #5167
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

9590 9402 8582 3244 8694 50

2. Article Number (Transfer from service label)
9589 0710 5270 0673 4058 64

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) Ivonne Rivera
C. Date of Delivery 2-2-24

D. Is deliver
If YES,

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery 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

INVOICE

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

DATE: February 15, 2024
INVOICE # 435
FOR:

Case #5167
CHAMBERS, MICHAEL H/E
PLUMMER, JANNA
3433 SW 52 AVE #17,
PEMBROKE PARK, FL 33021

Bill To:

CHAMBERS, MICHAEL H/E
PLUMMER, JANNA
3433 SW 52 AVE #17,
PEMBROKE PARK, FL 33021

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a) and 5-105		
	Final Order 09/15/2021		
1	Admin Fee	$ 100.00	$ 100.00
844	Day(s) of Per Diem from (10/30/2021 - 02/21/2024)	$ 50.00	$ 42,200.00
		Balance	$ 42,300.00

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.)

)

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA CASE NO. 5167

Respondent

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

TO BE SERVED: CHAMBERS,MICHAEL H/E & PLUMMER,JANNA

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3433 SW 52 AVE, PEMBROKE PARK, FL 33021.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CHAMBERS,MICHAEL H/E & PLUMMER,JANNA AT 10:26 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.

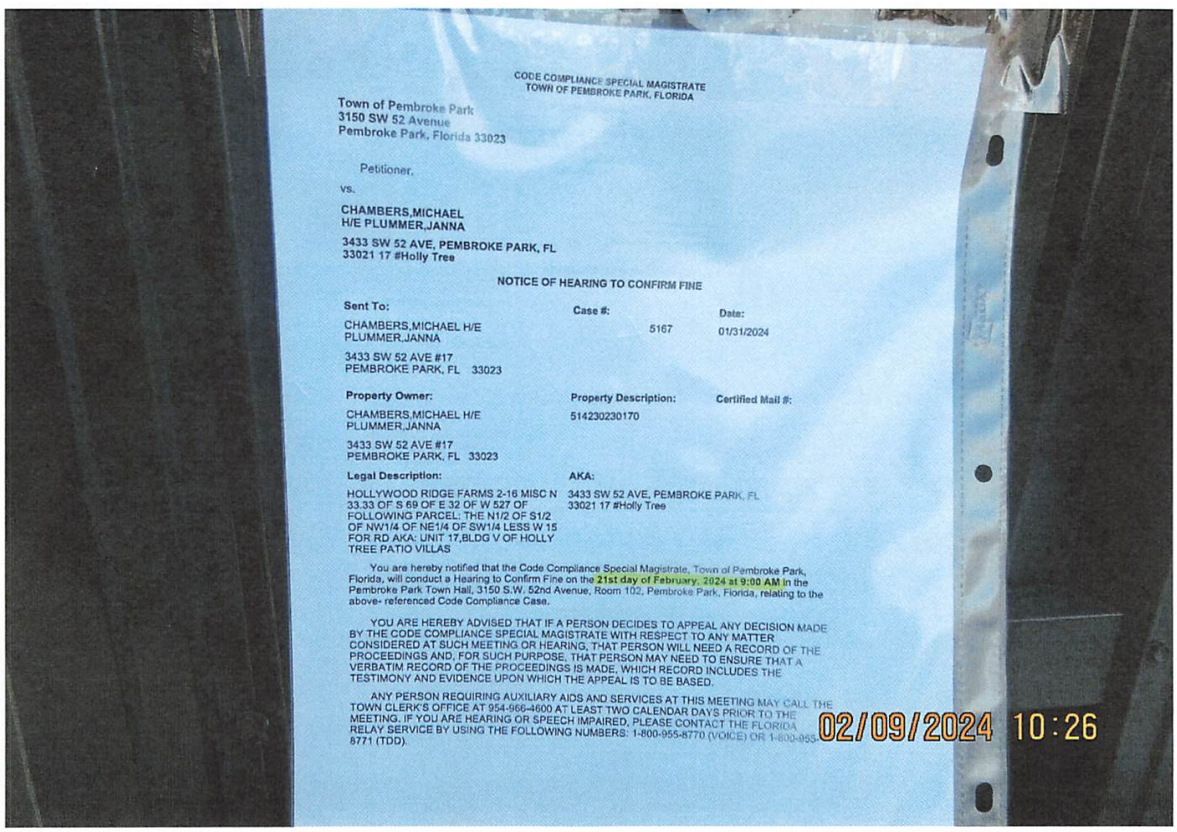
_____ Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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.

CHAMBERS,MICHAEL
H/E PLUMMER,JANNA

3433 SW 52 AVE, PEMBROKE PARK, FL
33021 17 #Holly Tree

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
CHAMBERS,MICHAEL H/E PLUMMER,JANNA 3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	5167	01/31/2024

Property Owner:	Property Description:	Certified Mail #:
CHAMBERS,MICHAEL H/E PLUMMER,JANNA 3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	514230230170	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS	3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree

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 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).

02/09/2024 10:26

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

CHAMBERS,MICHAEL
H/E PLUMMER,JANNA

3433 SW 52 AVE, PEMBROKE PARK, FL
33021 17 #Holly Tree

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
CHAMBERS,MICHAEL H/E PLUMMER,JANNA 3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	5167	01/31/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
CHAMBERS,MICHAEL H/E PLUMMER,JANNA 3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	514230230170	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS	3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree

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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

Petitioner,

vs.

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA

3433 SW 52 AVE, PEMBROKE PARK, FL
33021 17 #Holly Tree

Respondent(s)

Case #:

5167

On 1/31/2024 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:	CHAMBERS,MICHAEL H/E PLUMMER,JANNA
Address:	3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023
Folio:	514230230170
Site Address:	3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	1/31/2024
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: 1/31/2024

Notes/Means of Correction:

1. Installed fence without a permit. Obtain permit and inspections. Not corrected, permit required.
2. Balcony exterior requires maintenance. 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 1/31/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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:

JENNINGS & VALANCY PA
F.O. #5123, 5163, 5164, 5165, 5166,
5167, 5168, 5169
311 SE 13TH ST,
FORT LAUDERDALE, FL, 33316

9590 9402 6610 1028 6993 52

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2352

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Ivonne Rivera
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Ivonne Rivera
C. Date of Delivery 9-27-21

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

RECEIVED SEP 3 0 2021

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
l Mail
l Mail Restricted Delivery
500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MICHAEL CHAMBERS H/E JANNA PLUMMER Respondent(s)	))))))	Case No.: 5167

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3433 SW 52 AVENUE #17, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: MICHAEL CHAMBERS H/E & JANNA PLUMMER, 3433 SW 52 AVENUE #17, PEMBROKE PARK, FL, 33021

FOLIO NO.: 5142 30 23 0170

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a); 5-105 **WITHIN** 45 **DAYS OF THE DATE OF THE FORMAL HEARING** held 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

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

Nazly Cardona A.

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

7021 0350 0001 0298 2352

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

Postage
$

Total Postage and F
$

Sent To
JENNINGS & VALANCY PA
F.O. #5123, 5163, 5164, 5165, 5166, 5167, 5168, 5169

Street and Apt. No.,
311 SE 13TH ST,

City, State, ZIP+4®
FORT LAUDERDALE, FL, 33316

Postmark Here

PS Form 3800, Ap

7021 0350 0001 0297 7808

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

Postage
$

Total Postage and F
$

Sent To
CHAMBERS, MICHAEL H/E
PLUMMER, JANNA

Street and Apt. No.,
F.O. #5167
3433 SW 52 AVE #17,

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

Postmark Here

PS Form 3800, Ap

7021 0350 0001 0298 2000

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

Postage
$

Total Postage and F
$ 7.33

Sent To
CHAMBERS, MICHAEL H/E
PLUMMER, JANNA

Street and Apt. No.,
N.O.V & N.O.H #5167
3433 SW 52 AVE #17,

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

Postmark Here
AUG 31 2021

PS Form 3800, Ap

9589 0710 5270 0673 4058 64

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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 ar
$

Sent To
VALANCY & REED, P.A.
HCF #5167
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Street and Apt. N

City, State, ZIP+4

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0673 4058 88

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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 and F
$

Sent To
CHAMBERS,MICHAEL H/E
PLUMMER,JANNA
HCF #5167
3433 SW 52 AVE #17,
PEMBROKE PARK, FL 33021

Street and Apt. No.,

City, State, ZIP+4®

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0673 4058 71

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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 Fe
$

Sent To
HOLLY TREE PATIO VILLAS HOMEOWNERS' ASSOCIATION,INC.
HCF #5167
3419 SW 52 AVE
PEMBROKE PARK, FL 33023

Street and Apt. No., c

City, State, ZIP+4®

Postmark Here

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:

JENNINGS & VALANCY PA
N.O.V & N.O.H #5123, 5163, 5164,
5165, 5166, 5167, 5168, 5169
311 SE 13TH ST,
FORT LAUDERDALE, FL, 33316

9590 9402 6610 1028 6987 13

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2079

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Starr Crowley
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* STARR CROWLEY
C. Date of Delivery 9-1-21

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

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

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

CHAMBERS, MICHAEL H/E
PLUMMER, JANNA
N.O.V & N.O.H #5167
3433 SW 52 AVE #17,
PEMBROKE PARK, FL, 33023

9590 9402 6610 1028 6988 67

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2000

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X At Rt 27
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Covid 19
C. Date of Delivery 9/2/21

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

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

Restricted Delivery

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

7021 0350 0001 0298 2079

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Ap

AUG 31 2021

Postmark Here

JENNINGS & VALANCY PA
N.O.V & N.O.H #5123, 5163, 5164,
5165, 5166, 5167, 5168, 5169
311 SE 13TH ST,
FORT LAUDERDALE, FL, 33316

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

NOV # 5167

Hasler FIRST-CLASS MAIL
06/24/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Holly Tree Patio Villas.
Homeowners Association
USA Management
6915 Taft ST
Pembroke Park, FL 33024

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

Hasler FIRST-CLASS MAIL
06/23/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA

3433 SW 52 AVE #17
PEMBROKE PARK, FL 33023

Case #:

5167

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3433 SW 52 AVENUE #17, PEMBROKE PARK FL 33021	ID #	5142 30 23 0170
Property Owner	CHAMBERS, MICHAEL H/E PLUMMER, JANNA	Millage	0613
		Use	01 *
Mailing Address	3433 SW 52 AVE #17 PEMBROKE PARK FL 33023-5415		

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS

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

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

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$8,000	$102,200	$110,200	$51,860	
2020	$8,000	$107,600	$115,600	$51,150	$547.04
2019	$8,000	$102,490	$110,490	$50,000	$545.87

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$110,200	$110,200	$110,200	$110,200
Portability	0	0	0	0
Assessed/SOH 08	$51,860	$51,860	$51,860	$51,860
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$1,860	0	$1,860	$1,860
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$25,000	$26,860	$25,000	$25,000

Sales History

Date	Type	Price	Book/Page or CIN
3/23/2007	WD-Q	$159,900	44094 / 1951
12/30/2004	WD	$112,000	38879 / 197
8/18/1999	WD	$68,000	29949 / 1593

Land Calculations

Price	Factor	Type
$8.00	1,000	SF
Adj. Bldg. S.F. (Card, Sketch)		947
Units		1
Eff./Act. Year Built: 2000/1999		

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 Not For Profit Corporation
HOLLY TREE PATIO VILLAS HOMEOWNERS' ASSOCIATION,INC.

Filing Information

Document Number	N00895
FEI/EIN Number	59-2544846
Date Filed	01/13/1984
State	FL
Status	ACTIVE

Principal Address

3419 SW 52 AVE
PEMBROKE PARK, FL 33023

Changed: 06/30/2008

Mailing Address

19925 NE 10th Place Way
199
MIAMI, FL 33179

Changed: 03/31/2020

Registered Agent Name & Address

JENNINGS & VALANCY PA
311 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/23/2010

Address Changed: 04/23/2010

Officer/Director Detail

Name & Address

Title VP

FOSTER, ERNEL
3413 SW 52 AVE
PEMBROKE PARK, FL 33023

Title S/T

CUNNINGHAM, EVELYN
3471 SW 52 AVE
PEMBROKE PARK, FL 33023

Title President

PIGOTT, GARY
3407 SW 52ND AVE
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/09/2019
2020	03/31/2020
2021	02/17/2021

Document Images

02/17/2021 -- ANNUAL REPORT	View image in PDF format
03/31/2020 -- ANNUAL REPORT	View image in PDF format
04/09/2019 -- ANNUAL REPORT	View image in PDF format
03/10/2018 -- ANNUAL REPORT	View image in PDF format
03/21/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
03/15/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
04/23/2010 -- ANNUAL REPORT	View image in PDF format
04/29/2009 -- ANNUAL REPORT	View image in PDF format
06/30/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
04/20/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
02/12/2003 -- ANNUAL REPORT	View image in PDF format
09/03/2002 -- ANNUAL REPORT	View image in PDF format
04/23/2001 -- ANNUAL REPORT	View image in PDF format
04/14/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
04/28/1998 -- ANNUAL REPORT	View image in PDF format
03/10/1997 -- ANNUAL REPORT	View image in PDF format
03/20/1996 -- ANNUAL REPORT	View image in PDF format
04/24/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MICHAEL CHAMBERS CASE NO. 5167
JANNA PLUMMER
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MICHAEL CHAMBERS, JANNA PLUMMER
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3433 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MICHAEL CHAMBERS, JANNA PLUMMER AT 10:43 A.M. ON THE 7 DAY OF SEPTEMBER 2021.

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

TYPE OF SERVICE

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

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

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

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

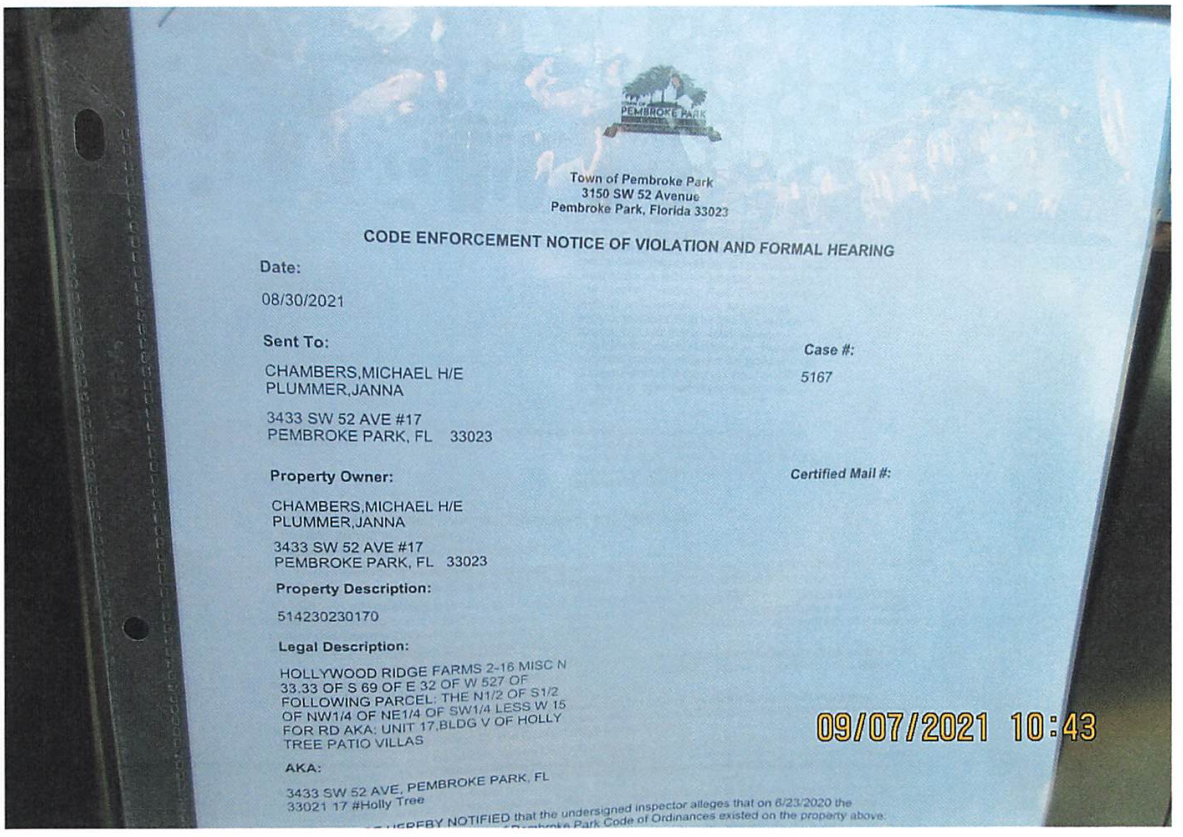
AFFIANT

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

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA

3433 SW 52 AVE #17
PEMBROKE PARK, FL 33023

Case #:

5167

Property Owner:

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA

3433 SW 52 AVE #17
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230170

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS

09/07/2021 10:43

AKA:

3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree

HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the Pembroke Park Code of Ordinances existed on the property above:

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA

3433 SW 52 AVE #17
PEMBROKE PARK, FL 33023

Case #:

5167

Property Owner:

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA

3433 SW 52 AVE #17
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230170

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS

AKA:

3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/30/2021

11/3/20
No permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
CHAMBERS,MICHAEL H/E PLUMMER,JANNA 3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	5167	06/23/2020

Property Owner:	Property Description:	Certified Mail #:
CHAMBERS,MICHAEL H/E PLUMMER,JANNA 3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	514230230170	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS	3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

Notes/Means of Correction:

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

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

3433
06/21/2020 21:43

3433
06/21/2020 21:46

3
4
3
3
09/07/2021 10:43

Case Overview

Property/Incident Information

Owner	Address	Site Address
CLAUDE LEGENDRE	84 W LAKE DRIVE PEMBROKE PARK, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 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 #** 7379 **Date Next Inspection** 7/15/2024

Notes

1. Installed addition without a permit. Obtain plans for permit and inspections.
2. Installed wooden fence without a permit. Obtain plans for permit and inspections.
3. Installed concrete/wooden deck without a permit. Obtain plans for permit and inspections. Double permit fee assessed.

Contact the Building Dept at 954-966-4600, ext 182. to obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/9/2022		Notice of Violation	Regular Mail
3/25/2024		Affidavit of Non-Compliance	Certified Mail
3/27/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/19/2024	4/17/2024	Final Order	Certified Mail Hand
7/11/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Hand
7/15/2024		Affidavit of Non-Compliance	Regular Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/15/2024
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: 7/15/2024

Case Overview

ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 7/15/2024
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 7/15/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$0.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$100.00**

Payments

Date	Payment Type Name	Amount
4/24/2024	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**($3.00)**

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

Petitioner,

vs.

CLAUDE LEGENDRE

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE

Respondent(s)

Case #:

7379

On 7/15/2024 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:	CLAUDE LEGENDRE
Address:	84 W LAKE DRIVE PEMBROKE PARK, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 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: 7/15/2024
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: 7/15/2024
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 7/15/2024
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Notes/Means of Correction:

1. Installed addition without a permit. Obtain plans for permit and inspections. According to BCPA 2006, there is no evidential support or modifications of an addition. Not corrected.
2. Installed wooden fence without a permit. Obtain plans for permit and inspections. Permit #24366937-0 issued for fence, must complete inspections.
3. Installed wooden dock without a permit. Obtain plans for permit 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 7/15/2024

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
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

CLAUDE LEGENDRE

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #84 W LAKE
DRIVE

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
CLAUDE LEGENDRE	7379	07/11/2024
84 W LAKE DRIVE PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
CLAUDE LEGENDRE	514229000223	
84 W LAKE DRIVE PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **17th day of July, 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: July 11 / 2024 Phone: 514-730-9784
Email: Claude Legendre 6 a Hmail. COM
Property Address: 84 West Lake Dr - Hallandale 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Claude Legendre (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7379 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the July ~~April~~ 17 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 April 17 2024 imposing the fine of $ 100.00 per day for violation(s)of the Town's Code of Ordinances:

Section - 105
Section - 17
Section - 28 - 340B

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.

JOSE LADOUCEUR (AGENT)
CLAUDE LEGENDRE
Petitioner's Name (Print)

Jladouceur
Claude Legendre
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Josee Ladouceur and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 11 day of July, 20 24.

Notary
My Commission expires 7/7/26

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Claude Legendre

84 West Lake Dr
Hallandale

Case 7379

To get the inspection and meet the inspector, I autorized Josée Ladouceur to do everything for me because I will be out of the country until November 2024

Claude Legendre

Tel of Josee 954-347-4701
adresse: 81 West Lake Dr Hallandale
FL = 33009

Attest in front of me April 29th 2024
Diane Savoie Labelle

Commissaire à l'assermentation pour le Québec
Diane Savoie
Labelle
224 509

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 7379
vs.	)	
CLAUDE LEGENDRE 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: 84 W LAKE DRIVE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: CLAUDE LEGENDRE

VEHICLE IDENTIFICATION #: 23650414AV

TITLE #: 43803336

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

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 28-340(b). 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 28-340(b) **WITHIN** 90 **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 $ 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 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

9589 0710 5270 1605 9285 50

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 EESON, LEIGH

Street and Apt. No FO #7378, #7379

City, State, ZIP+4® 11201 SW 55TH STREET, BOX 1 MIRAMAR, FL 33025

Postmark Here

HILLCREST POSTAL STORE APR 18 2024 HOLLYWOOD FL 33021

PS Form 3800, J

9589 0710 5270 1605 9285 36

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 a

Sent To PEMBROKE PARK LAKES INC

Street and Apt. FO #7378, #7379

City, State, ZIP+ 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009

Postmark Here

HILLCREST POSTAL STORE APR 18 2024 HOLLYWOOD FL 33021

PS Form 3800,

9589 0710 5270 1605 9285 67

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

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

OFFICIAL USE

Certified Mail Fee $

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

Postage $ 8.69

Total Postage and F

Sent To CLAUDE LEGENDRE

Street and Apt. No., FO #7379

City, State, ZIP+4® 82 W LAKE DRIVE PEMBROKE PARK, FL 33009

Postmark Here

HILLCREST POSTAL STORE APR 18 2024 HOLLYWOOD FL 33021

PS Form 3800, January

9589 0710 5270 1605 9285 43

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

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

OFFICIAL USE

Certified Mail Fee $

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

Postage $ 8.69

Total Postage an

Sent To PEMBROKE PARK LAKES INC

Street and Apt. No FO #7378, #7379

City, State, ZIP+4® PO BOX 260490 PEMBROKE PINES FL 33026

Postmark Here

HILLCREST POSTAL STORE APR 18 2024 HOLLYWOOD FL 33021

PS Form 3800, 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:

PEMBROKE PARK LAKES INC
FO #7378, #7379
PO BOX 260490
PEMBROKE PINES FL 33026

9590 9402 8582 3244 8695 66

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9285 43

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

WEST BRANCH APR 30 2024 HOLLYWOOD, FL 33028

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.)

)

CLAUDE LEGENDRE CASE NO. 7379

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CLAUDE LEGENDRE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 84 W LAKE DRIVE PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CLAUDE LEGENDRE AT 1:14 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.

_____ DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 8 day of April, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

English

FLORIDA HIGHWAY SAFETY AND MOTOR VEHICLES

Vehicle Information

Identification Number: 23650414AV

Vehicle Type: MOBILE HOME

Year: 1986

Make:

Color: UNKNOWN COLOR

Registration Expiration Date: 12/31/2024

Title Number: 43803336

Previous Title State: FLORIDA

Title Status: ACTIVE

Title Type: PAPER TITLE

Title Issue Date: 02/10/2016

Title Print Date:

Salvage:

Odometer Reading: 0

Previous Odometer Reading:

Odometer Date:

Previous Odometer Date:

Odometer Status:

Previous Odometer Status:

Total Number of Owners: 2 Joined by OR

Length: 48' 0"

This mobile home is a single wide.

84
CLAUDE & PATRICIA
04/05/2024 13:14

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/27/2024
Case #:
7379
Sent To:
CLAUDE LEGENDRE
84 W LAKE DRIVE
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Owner:
CLAUDE LEGENDRE
84 W LAKE DRIVE
PEMBROKE PARK, FL 33009
Property Description:
514229000223
Legal Description:
AKA:
04/05/2024 13:14

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:

CLAUDE LEGENDRE
NOH #7379
84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8681 49

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9278 67

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

APR 04 2024

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

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

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9589 0710 5270 1605 9278 74

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

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

OFFICIAL USE

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

Postmark Here
HILLCREST POSTAL STORE
MAR 28 2024
FLORIDA 33021

PEMBROKE PARK LAKES INC
NOH #7379
PO BOX 260490
PEMBROKE PINES FL 33026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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9589 0710 5270 1605 9278 50

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$
Sent To
Street and Apt. N
City, State, ZIP+4

Postmark Here
HILLCREST POSTAL STORE
MAR 28 2024
FLORIDA 33021

EESON, LEIGH
NOH #7379
11201 SW 55TH ST, BOX 1
MIRAMAR, FL 33025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

---

9589 0710 5270 1605 9278 67

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

Postmark Here
HILLCREST POSTAL STORE
MAR 28 2024
FLORIDA 33021

CLAUDE LEGENDRE
NOH #7379
84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

PS Form 3800, Jan

9589 0710 5270 1605 9278 81

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

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

OFFICIAL USE

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

Postmark Here
HILLCREST POSTAL STORE
MAR 28 2024

PEMBROKE PARK LAKES INC
NOH #7379
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

PEMBROKE PARK LAKES INC/CLAUDE LEGENDRE

84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

7379

Date:

08/09/2022

Property Owner:

PEMBROKE PARK LAKES INC/CLAUDE LEGENDRE

84 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 #84 W LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	30
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Notes/Means of Correction:

1. Installed addition without a permit. Obtain plans for permit and inspections.
2. Installed wooden fence without a permit. Obtain plans for permit and inspections.
3. Installed concrete/wooden deck without a permit. Obtain plans for permit and inspections.

Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext 182. to obtain permits.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

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

NOV 7379

Hasler FIRST CLASS MAIL
08/09/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

Sent To:

PEMBROKE PARK LAKES
INC/CLAUDE LEGENDRE

84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

7379

TOWN OF PEMBROKE PARK

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

NOV 7378, 7379

Hasler FIRST CLASS MAIL

08/09/2022

US POSTAGE $000.57⁰

ZIP 33023

011D10656696

Christopher P. Kelley, PA
11098 Biscayne Blvd.
#205
Miami, FL 33161

TOWN OF PEMBROKE PARK

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

NOV 7379, 7378

Hasler FIRST CLASS MAIL

08/09/2022

US POSTAGE $000.57⁰

ZIP 33023

011D10656696

Pembroke Park Lakes Inc.
PO Box 260490
Pembroke Pines, FL 33026

TOWN OF PEMBROKE PARK

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

MOV 7378, 7379

Hasler

FIRST-CLASS MAIL

08/09/2022

US POSTAGE $000.57⁰

ZIP 33023

011D10656696

Pembroke Park Lakes, Inc
3196 W. Hallandale Beach Blvd,
Pembroke Park, FL 33009
#82 W. Lake Drive

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145	ID #	5142 29 00 0223
Property Owner	PEMBROKE PARK LAKES INC	Millage	0613
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026	Use	28-03

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$6,800,510	$74,990	$6,875,500	$4,834,500	
2021	$6,800,510	$74,990	$6,875,500	$4,395,000	$110,541.96
2020	$6,800,510		$6,800,510	$3,927,290	$103,448.85

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$4,834,500	$6,875,500	$4,834,500	$4,834,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,834,500	$6,875,500	$4,834,500	$4,834,500

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Changed: 02/09/2022

Mailing Address

P.O. Box 273385
3385
Boca Raton, FL 33427

Changed: 02/09/2022

Registered Agent Name & Address

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD.
#205
MIAMI, FL 33161

Name Changed: 08/05/2021

Address Changed: 08/05/2021

Officer/Director Detail

Name & Address

Title PSTD

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/27/2024

Sent To:

CLAUDE LEGENDRE

84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

7379

Property Owner:

CLAUDE LEGENDRE

84 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 #84 W LAKE DRIVE

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

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2. Installed wooden fence without a permit. Obtain plans for permit and inspections.
3. Installed concrete/wooden deck without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext 182. to obtain permits.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code 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@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer

3/27/2024

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

Petitioner,

vs.

CLAUDE LEGENDRE

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #84 W LAKE
DRIVE

Respondent(s)

Case #:

7379

On 3/25/2024 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:	CLAUDE LEGENDRE
Address:	84 W LAKE DRIVE PEMBROKE PARK, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 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: 3/25/2024
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: 3/25/2024
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 3/25/2024
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 3/25/2024

Notes/Means of Correction:

1. Installed addition without a permit. Obtain plans for permit and inspections. According to BCPA 2006, there is no evidential support or modifications of an addition. Not corrected.
2. Installed wooden fence without a permit. Obtain plans for permit and inspections. Not corrected.
3. Installed wooden dock without a permit. Obtain plans for permit 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 3/25/2024

Nazly Dayana CA

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

84
08/03/2022 12:10

84
08/03/2022 12:10

08/03/2022 12:10

08/03/2022 12:11

08/03/2022 12:11

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84
08/03/2022 12:11

08/03/2022 12:11

08/03/2022 12:12

08/03/2022 12:12

08/03/2022 12:12

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

NOV 7379

MIAMI FL 330

Hasler
08/09/2022
US POSTAGE $000.57⁰

FIRST-CLASS MAIL

ZIP 33023
011D10656696

Sent To:

PEMBROKE PARK LAKES
INC/CLAUDE LEGENDRE

84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

33009-503484
33023>5413

Case #

NIXIE 331 DE 1 0006/13/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2606-04607-10-40

TOWN OF PEMBROKE PARK

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

MOV 7378, 7379

MIAMI FL 330

10 AUG 2022 PM 6 L

Hasler

FIRST-CLASS MAIL

08/09/2022

US POSTAGE $000.57⁰

ZIP 33023

011D10656696

Pembroke Park Lakes, Inc
3196 W. Hallandale Beach Blvd,
Pembroke Park, FL 33009
#82 W. Lake Drive

33009-51459 SF
33023>5413

NIXDE 351 DE 1 0008/13/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 330235413 50 *2606-04312-10-40

Case Overview

Property/Incident Information

Owner	Address	Site Address
BNUMO INC	4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450 W Hallandale Beach Blvd

Folio

514230090681

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

Case Status Open **Case #** 9160 **Date Next Inspection** 7/15/2024

Notes

1. Installed plumbing and sinks, including bathroom sink and toilet without permits. Only shampoo bowls have an existing permit. Obtain an after the fact permit and complete inspections.
2. Installed offices and storage room (tenant buildout) without permits. Obtain an after the fact permit and complete inspections.
3. Installed cameras and added electrical without permits. Obtain an after the fact permit and complete inspections.
4. Installed tankless water heater without permits. Obtain an after the fact permit and complete inspections.
5. Cut wall to install a wall a/c unit without permits. Obtain an after the fact permit and complete inspections.
6. Window signs are covering more than 25 % of the windows. Remove 75% of the signs per window.
7. Diva by Cynthia is operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at754-232-1629.

Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.
Repeat Violation, ref case # 6399

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/8/2023		Notice of Violation	Regular Mail
2/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	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
6/21/2024	7/17/2024	Notice of Formal Hearing - Extension of Time	Certified Mail Hand
7/15/2024		Affidavit of Non-Compliance	Hand

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: 7/15/2024

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: 7/15/2024
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: 7/15/2024
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: 7/15/2024
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 7/15/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$15,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$15,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$15,100.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4450 W
Hallandale Beach Blvd

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
BNUMO INC	9160	06/21/2024
4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
BNUMO INC	514230090681	
4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450 W Hallandale Beach Blvd

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **17th day of July, 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

Petitioner,

vs.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4450 W
Hallandale Beach Blvd

Respondent(s)

Case #:
9160

On 7/15/2024 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:	BNUMO INC
Address:	4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023
Folio:	514230090681
Site Address:	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450 W Hallandale Beach Blvd
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

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: 7/15/2024
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: 7/15/2024
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: 7/15/2024
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: 7/15/2024
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 7/15/2024

Notes/Means of Correction:

1. Installed plumbing and sinks, including bathroom sink and toilet without permits. Obtain an after the fact permit and complete inspections. Permit #24366933-0, completed.
2. Installed offices and storage room (tenant buildout) without permits. Obtain an after the fact permit and complete inspections. Not corrected. Permit application in plan review
3. Installed cameras and added electrical without permits. Obtain an after the fact permit and complete inspections. Tenant removed wires from ceiling to show that cameras are plug ins. Corrected.
4. Installed tankless water heater without permits. Obtain an after the fact permit and complete inspections. Water heater is from 2022. Permit #24366933-0, completed.
5. Cut wall to install a wall a/c unit without permits. Obtain an after the fact permit and complete inspections. Not corrected. 3 a/c mini splits were installed without a permit as of my re-inspection on 2/28/24. Not corrected. Permit application in plan review.
6. Window signs are covering more than 25 % of the windows. Remove 75% of the signs per window. Partially corrected.
7. Diva by Cynthia is operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. 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 7/15/2024

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.

9589 0710 5270 0673 4014 22

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HET #9160
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947 NE 26 AVE
City, State, ZIP+4
HALLANDALE BEACH FL 33009
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JUN 21 2024
HOLLYWOOD FL 33021
USPS STORE
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage
$
Total Postage and F
$ 8.69
Sent To
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HET #9160
Street and Apt. No.,
4450 W HALLANDALE BEACH BLVD,
City, State, ZIP+4®
PEMBROKE PARK, FL 33023
Postmark Here
JUN 21 2024
HOLLYWOOD FL 33021
USPS STORE
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 8.69
Sent To
BNUMO INC
HET #9160
Street and Apt. No
4420 W HALLANDALE BEACH BLVD,
City, State, ZIP+4®
PEMBROKE PARK, FL 33023
Postmark Here
JUN 21 2024
HOLLYWOOD FL 33021
USPS STORE
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 06/13/2024 Phone: 786-226-6278

Email: cynthia.mateo214@gmail.com

Property Address: 4450 W Hallandale Beach Blvd, Pembroke Park, FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Cynthia Rodriguez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9160 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 7/17/24 J.R. 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 04/16/2024 imposing the fine of $ 500.00 per day for violation(s)of the Town's Code of Ordinances:

5-105; 5-17; 15-17; 15-175; 21-21 J.R.

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.

Cynthia Rodriguez
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Cynthia Rodriguez and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 13th day of June, 2024.

Chantal Farinas
Notary
My Commission expires 11/28/2027

CHANTAL FARINAS
Notary Public - State of Florida
Commission # HH 468013
My Comm. Expires Nov 28, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 9160
vs.	)	
BNUMO INC 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: 4450 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: BNUMO INC

FOLIO #: 5142 30 09 0681

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 15-17; 15-175 and 21-21(7). 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; 15-17; 15-175 and 21-21(7) **WITHIN** 60 **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

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1605 9284 37

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

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City, State, ZIP+4®

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FO #9160
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HALLANDALE BEACH FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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$

Sent To

Street and Apt. No.

City, State, ZIP+4®

BNUMO INC
FO #9160
4450 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9284 13

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

APR 18 2024

Postage
$ 8.69

Total Postage and
$

Sent To

Street and Apt. No.

City, State, ZIP+4®

BNUMO INC
FO #9160
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

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:

BNUMO INC
FO #9160
4450 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 8582 3244 8698 01

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

9589 0710 5270 1605 9284 20

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

BNUMO INC / BOUGANIM, DAVID
FO #9160
947 NE 26 AVE
HALLANDALE BEACH FL 33009

9590 9402 8582 3244 8697 95

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

9589 0710 5270 1605 9284 37

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
BLOOM

C. Date of Delivery
4/23/24

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
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BNUMO INC CASE NO. 9160

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BNUMO INC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 4450 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BNUMO INC
AT 1:08 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.

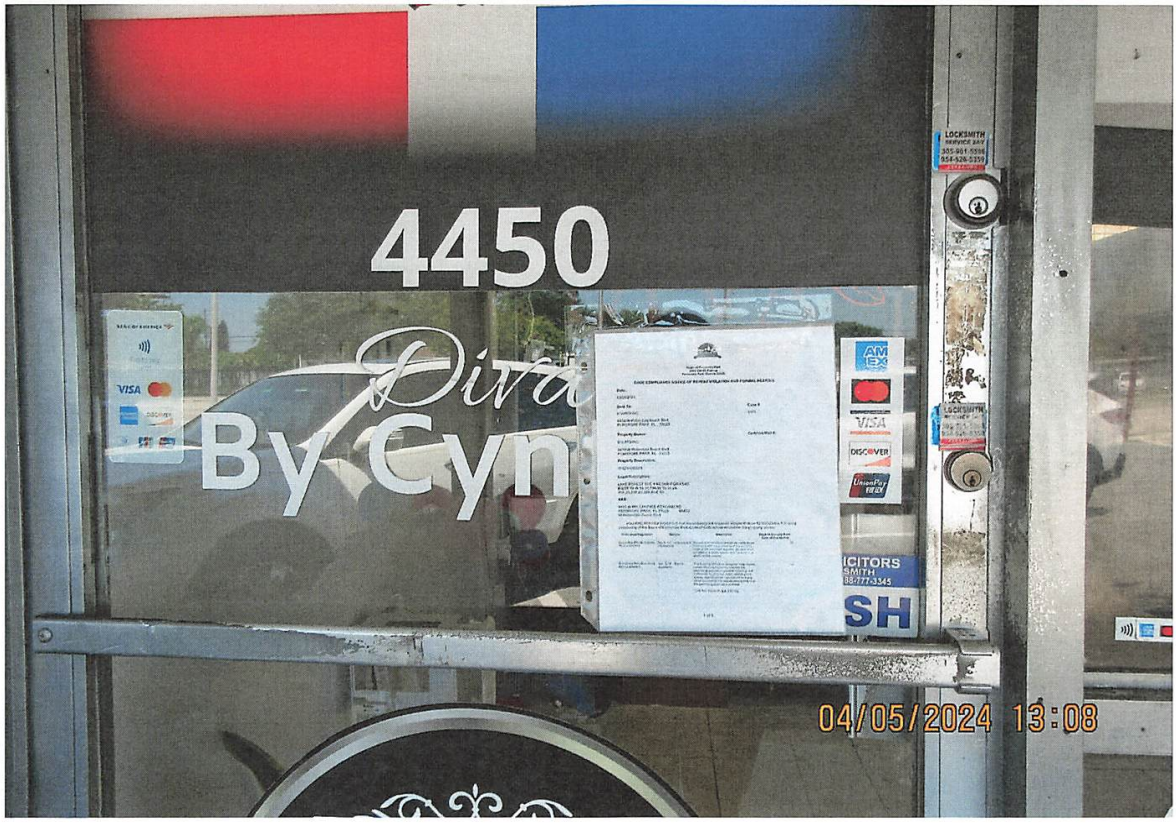
_____ DATE: 04/08/2024
AFFIANT

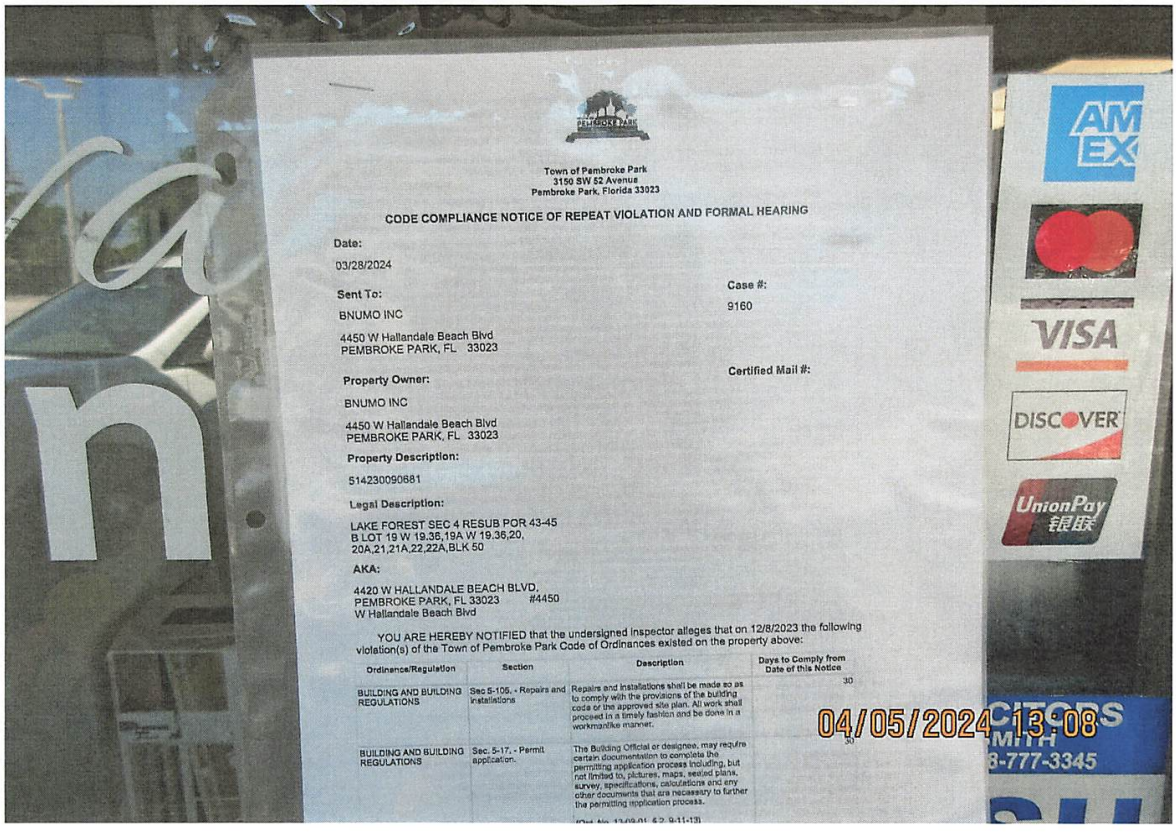
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 8 day of April, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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:
03/28/2024

Case #:
9160

Sent To:
BNUMO INC
4450 W Hallandale Beach Blvd
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Owner:
BNUMO INC
4450 W Hallandale Beach Blvd
PEMBROKE PARK, FL 33023

Property Description:
514230090881

Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4450
W Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/8/2023 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

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
BNUMO INC 947 NE 26 AVE Hallandale Beach, Flori 33009	9318	02/15/2024

Property Owner:	Property Description:	Certified Mail #:
BNUMO INC 947 NE 26 AVE Hallandale Beach, Flori33009	514230090681	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4420-4502 W Hallandale Beach Blvd, Pembroke P

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/15/2024 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 installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Emergency Plumbing work was done without a permit predominantly behind the plaza common area. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 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

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

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
02/16/2024 ZIP 33023
043M30245597
US POSTAGE

Sent To:
BNUMO INC
947 NE 26 AVE
Hallandale Beach, Flori 33009

Case #:
9318

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

BOUGANIM, DAVID.
NORV #9818.
3582 NE 171 # 305.
NORTH MIAMI BEACH, FL 33160.

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
02/16/2024 ZIP 33023
043M30245597
US POSTAGE

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

IMI
$000.64 0
02/16/2024 ZIP 33023
043M30245597
US PO

BNMO INC
NORV #9318.
4420 W HALLANDALE BEACH BND,
PEMBROKE PARK, FL 33023.

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

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
02/16/2024 ZIP 33023
043M30245597
US POSTAGE

BNMO INC
NORV #9318.
4502 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023.

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0681
Property Owner	BNUMO INC	Millage	0613
Mailing Address	947 NE 26 AVE HALLANDALE BEACH FL 33009-2983	Use	11-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

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

* 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*	$336,000	$1,036,310	$1,372,310	$1,218,770	
2023	$336,000	$1,036,310	$1,372,310	$1,107,980	$25,666.89
2022	$336,000	$671,260	$1,007,260	$1,007,260	$21,273.72

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,372,310	$1,372,310	$1,372,310	$1,372,310
Portability	0	0	0	0
Assessed/SOH	$1,218,770	$1,372,310	$1,218,770	$1,218,770
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	$1,218,770	$1,372,310	$1,218,770	$1,218,770

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
12/1/1986	WD	$100	14033 / 361
6/1/1986	QCD	$318,000	
7/1/1981	WD	$405,000	
4/1/1979	WD	$345,000	

Land Calculations

Price	Factor	Type
$11.00	30,545	SF
Adj. Bldg. S.F. (Card, Sketch)		11427
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
11427								

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

Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

Filing Information

Document Number	P01000075786
FEI/EIN Number	65-1128688
Date Filed	08/01/2001
State	FL
Status	ACTIVE

Principal Address

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

Mailing Address

947 NE 26 ave
Hallandale Beach, FL 33009

Changed: 05/26/2023

Registered Agent Name & Address

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/12/2022

Officer/Director Detail

Name & Address

Title PRESIDENT

BOUGANIM, DAVID
947 NE 26AVE
HALLANDALE BEACH, FL 33009

Title DIRECTOR

9589 0710 5270 1605 9281 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
$

Total Postage and Fees
$

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

BNUMO INC
BOUGANIM, DAVID
NOH #9160
947 NE 26 AVE
HALLANDALE BEACH FL 33009

HILLCREST POSTAL STORE
MAR 28 2024
Postmark Here
FLORIDA 33021

PS Form 3800, January 2020 PSN 7530-02-000-9047 See reverse for instructions

9589 0710 5270 1605 9281 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
$

Total Postage and Fees
$

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

BNUMO INC
NOH #9160
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

HILLCREST POSTAL STORE
MAR 28 2024
Postmark Here
FLORIDA 33021

PS Form 3800, January 2020 PSN 7530-02-000-9047 See reverse for instructions

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
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NOH #9160
4450 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

HILLCREST POSTAL STORE
MAR 28 2024
Postmark Here
FLORIDA 33021

PS Form 3800, January 2020 PSN 7530-02-000-9047 See reverse for instructions

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so 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:

BNUMO INC
NOH #9160
4450 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 8582 3244 8698 63

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9281 61

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

Mail
Mail Restricted Delivery
(over $500)

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

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NOH #9160
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 8582 3244 8697 19

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

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A. Signature

X

☐ Agent
☐ Addressee

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C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
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APR 03 2024

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
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BNUMO INC
BOUGANIM, DAVID
NOH #9160
947 NE 26 AVE
HALLANDALE BEACH FL 33009

9590 9402 8582 3244 8697 26

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

9589 0710 5270 1605 9281 54

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X D Broom

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

Broom

C. Date of Delivery

4/1/24

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

APR 03 2024

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

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

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/28/2024

Sent To:

BNUMO INC

4450 W Hallandale Beach Blvd
PEMBROKE PARK, FL 33023

Case #:

9160

Property Owner:

BNUMO INC

4450 W Hallandale Beach Blvd
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090681

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4450
W Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/8/2023 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. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - 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
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	30

1. Installed plumbing and sinks, including bathroom sink and toilet without permits. Only shampoo bowls have an existing permit. Obtain an after the fact permit and complete inspections.
2. Installed offices and storage room (tenant buildout) without permits. Obtain an after the fact permit and complete inspections.
3. Installed cameras and added electrical without permits. Obtain an after the fact permit and complete inspections.
4. Installed tankless water heater without permits. Obtain an after the fact permit and complete inspections.
5. Cut wall to install a wall a/c unit without permits. Obtain an after the fact permit and complete inspections.
6. Window signs are covering more than 25 % of the windows. Remove 75% of the signs per window.
7. Diva by Cynthia is operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at754-232-1629.

Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.
Repeat Violation, ref case # 6399

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@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer

3/28/2024

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

Petitioner,

vs.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4450 W
Hallandale Beach Blvd

Respondent(s)

Case #:
9160

On 2/28/2024 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:	BNUMO INC
Address:	4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023
Folio:	514230090681
Site Address:	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450 W Hallandale Beach Blvd
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

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: 2/28/2024
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: 2/28/2024
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)	Not in Compliance - Reinspection Date: 2/28/2024
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 residenc...	Not in Compliance - Reinspection Date: 2/28/2024
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 2/28/2024

Notes/Means of Correction:

1. Installed plumbing and sinks, including bathroom sink and toilet without permits. Obtain an after the fact permit and complete inspections. Not corrected.
2. Installed offices and storage room (tenant buildout) without permits. Obtain an after the fact permit and complete inspections. Not corrected.
3. Installed cameras and added electrical without permits. Obtain an after the fact permit and complete inspections. Tenant removed wires from ceiling to show that cameras are plug ins. Corrected.
4. Installed tankless water heater without permits. Obtain an after the fact permit and complete inspections. Water heater is from 2022. Not corrected.
5. Cut wall to install a wall a/c unit without permits. Obtain an after the fact permit and complete inspections. Not corrected. 3 a/c mini splits where installed without a permit as of my re-inspection on 2/28/24.
6. Window signs are covering more than 25 % of the windows. Remove 75% of the signs per window. Partially corrected.
7. Diva by Cynthia is operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at754-232-1629. 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 2/28/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
BNUMO INC 947 NE 26 AVE Hallandale, Flori 33009	9160	12/08/2023

Property Owner:	Property Description:	Certified Mail #:
BNUMO INC 947 NE 26 AVE Hallandale, Flori33009	514230090681	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450 W Hallandale Beach Blvd, Pembroke P

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/8/2023 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
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
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	30

Notes/Means of Correction:

1. Installed plumbing and sinks, including bathroom sink and toilet without permits. Only shampoo bowls have an existing permit. Obtain an after the fact permit and complete inspections.
2. Installed offices and storage room (tenant buildout) without permits. Obtain an after the fact permit and complete inspections.
3. Installed cameras and added electrical without permits. Obtain an after the fact permit and complete inspections.
4. Installed tankless water heater without permits. Obtain an after the fact permit and complete inspections.
5. Cut wall to install a wall a/c unit without permits. Obtain an after the fact permit and complete inspections.
6. Window signs are covering more than 25 % of the windows. Remove 75% of the signs per window.
7. Diva by Cynthia is operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.

Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.
Repeat Violation, ref case # 6399

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

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

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12/11/2023 ZIP 33023
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US POSTAGE

NOV

Sent To:
BNUMO INC
947 NE 26 AVE
Hallandale, Flori 33009

Case #:
9160

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

BNMO INC
NOV #9160.
4420 N Hallandale Beach Blvd,
Pembroke Park, Fl 33023.

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

BNMO INC
NOV #9160.

947 NE 26 AVE
Hallandale Beach, Fl 33009.

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US POSTAGE

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

BOUGANIM, DAVID
NOV #9160.

3582 NE 171 #305.
North Miami Beach, Fl 33160.

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

BNMO INC
NOV #9150.

4450 W Hallandale Beach Blvd,
Pembroke Park, FL 33023.

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MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0681
Property Owner	BNUMO INC	Millage	0613
Mailing Address	947 NE 26 AVE HALLANDALE BEACH FL 33009-2983	Use	11-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

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

* 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	$336,000	$1,036,310	$1,372,310	$1,218,770	
2023	$336,000	$1,036,310	$1,372,310	$1,107,980	$25,666.89
2022	$336,000	$671,260	$1,007,260	$1,007,260	$21,273.72

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,372,310	$1,372,310	$1,372,310	$1,372,310
Portability	0	0	0	0
Assessed/SOH	$1,218,770	$1,372,310	$1,218,770	$1,218,770
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	$1,218,770	$1,372,310	$1,218,770	$1,218,770

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
12/1/1986	WD	$100	14033 / 361
6/1/1986	QCD	$318,000	
7/1/1981	WD	$405,000	
4/1/1979	WD	$345,000	

Land Calculations

Price	Factor	Type
$11.00	30,545	SF
Adj. Bldg. S.F. (Card, Sketch)		11427
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
11427								

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

Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

Filing Information

Document Number	P01000075786
FEI/EIN Number	65-1128688
Date Filed	08/01/2001
State	FL
Status	ACTIVE

Principal Address

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

Mailing Address

947 NE 26 ave
Hallandale Beach, FL 33009

Changed: 05/26/2023

Registered Agent Name & Address

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/12/2022

Officer/Director Detail

Name & Address

Title PRESIDENT

BOUGANIM, DAVID
947 NE 26AVE
HALLANDALE BEACH, FL 33009

Title DIRECTOR

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

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US POSTAGE

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NORTH MIAMI BEACH, FL 33160.

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By Cynthia
OPEN HOURS
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9:00 am - 7:00 pm
SUNDAY and MONDAY
by appointment
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SERVICES:
• Make-up
• Facial
• Eyelashes
• Waxing
• Hair
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• Balay
• Pedicu
• Manic
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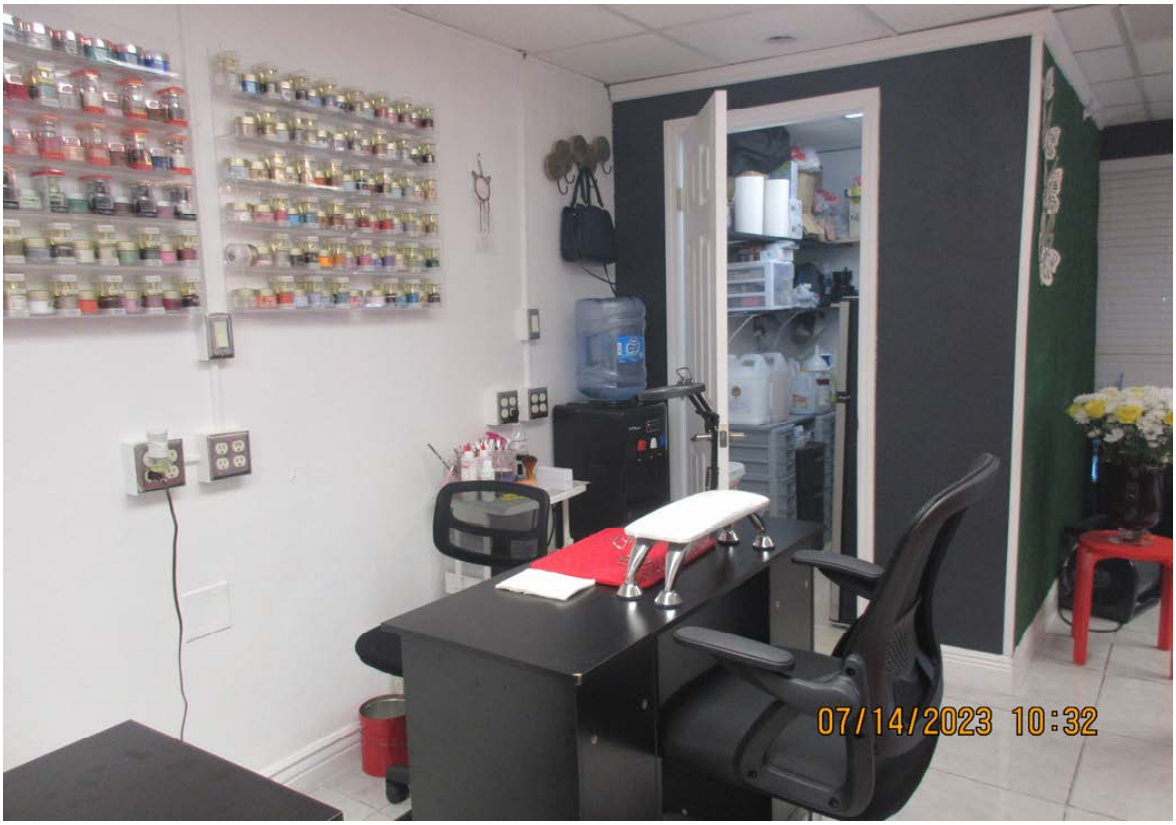
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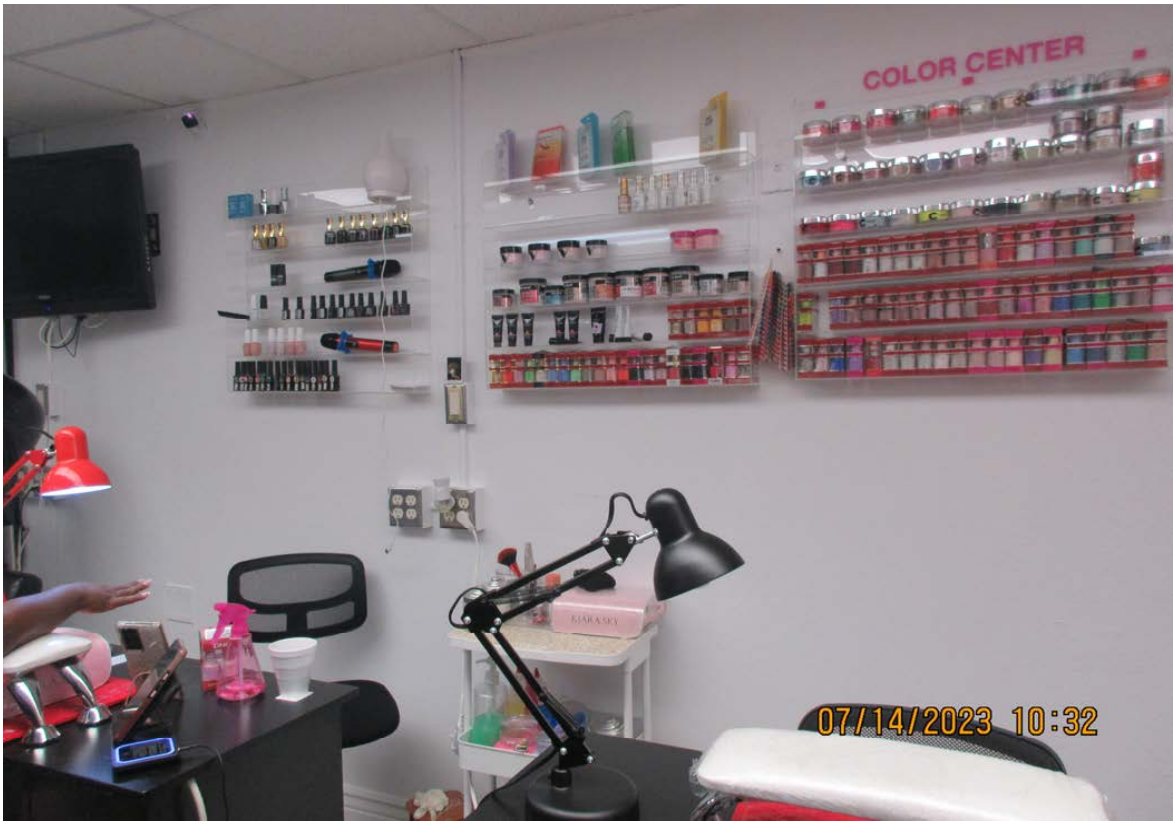
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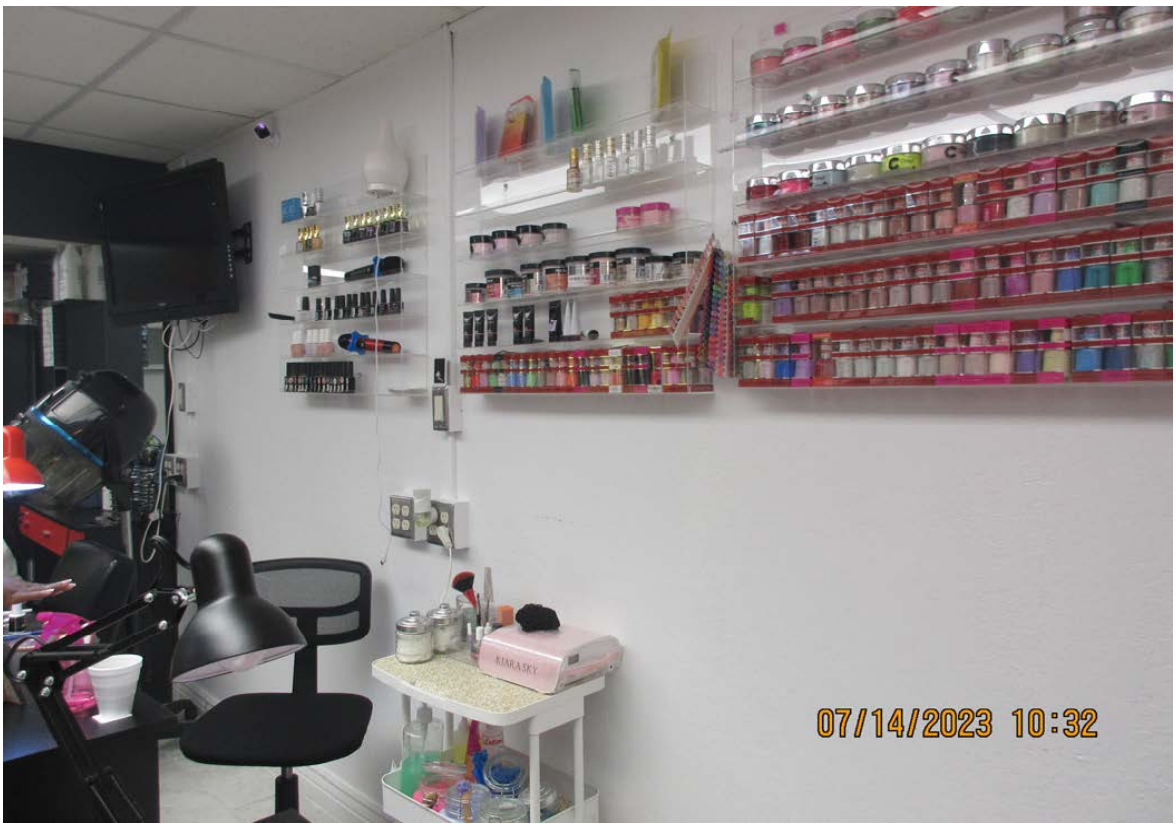
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PERFORMANCE
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20% MORE
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Diva
By Cynthia
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SERVICES:
• Make-up
• Facial
• Eyelashes
• Eyebrows
• Waxing
• Hair Botox
• Hair Style
• Balayage
• Pedicure
• Manicure
• Acrilic
07/14/2023 10:29

4450
Diva
By Cynthia
PUSH
OPEN HOURS
TUESDAY - SATURDAY
9:00 am - 7:00 pm
SUNDAY and MONDAY
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Diva
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DivabyCynthiaRD
SERVICES:
• Make-up
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Classic Pedicure reg ----- 27.00
Spa pedicure reg ------ 37.00
Deluxe pedicure reg ---- 49.00
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Deluxe pedicure gel ----- 52.00
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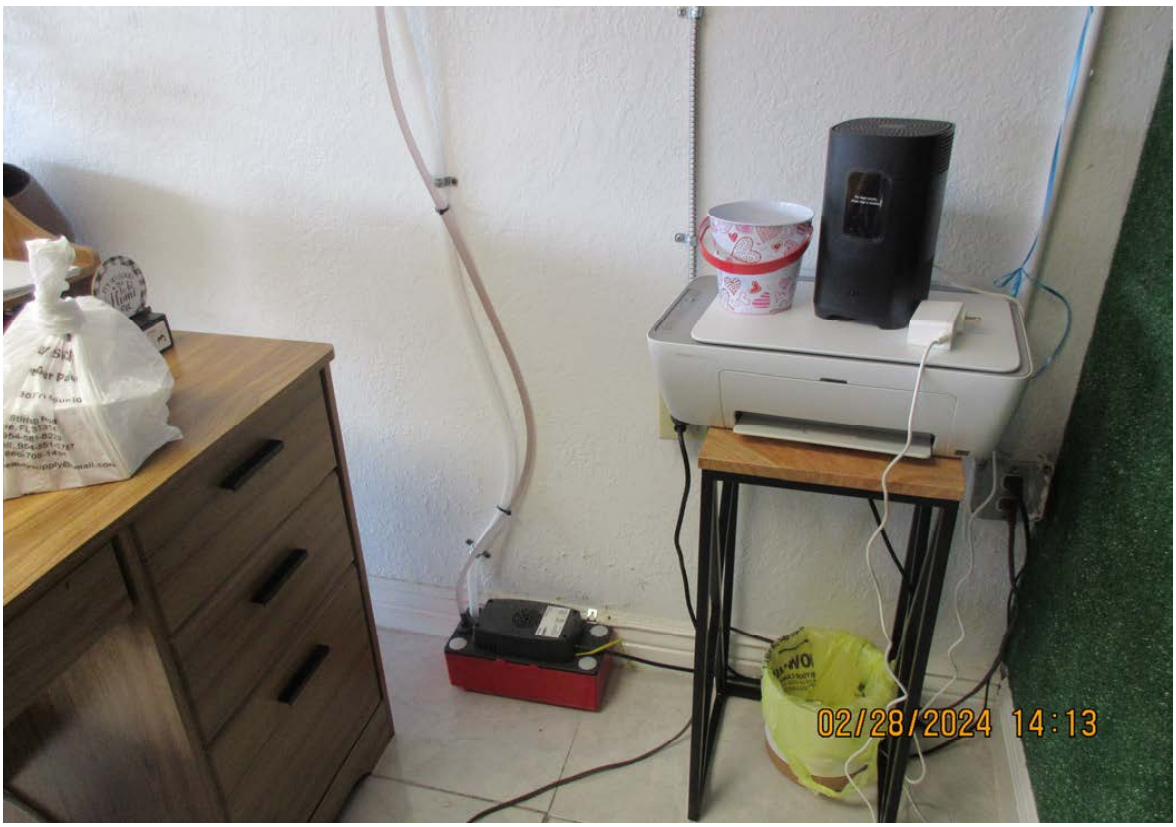
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S/N:GS12200460
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Made in China
02/28/2024 16:47

S/N:GS12200460
Rheem
Conforms to UL
STD 499
Certified to CSA
STD C22.2 No. 64
intertek
4000856
RETEX-04
Made in China
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Home Products, LLC.
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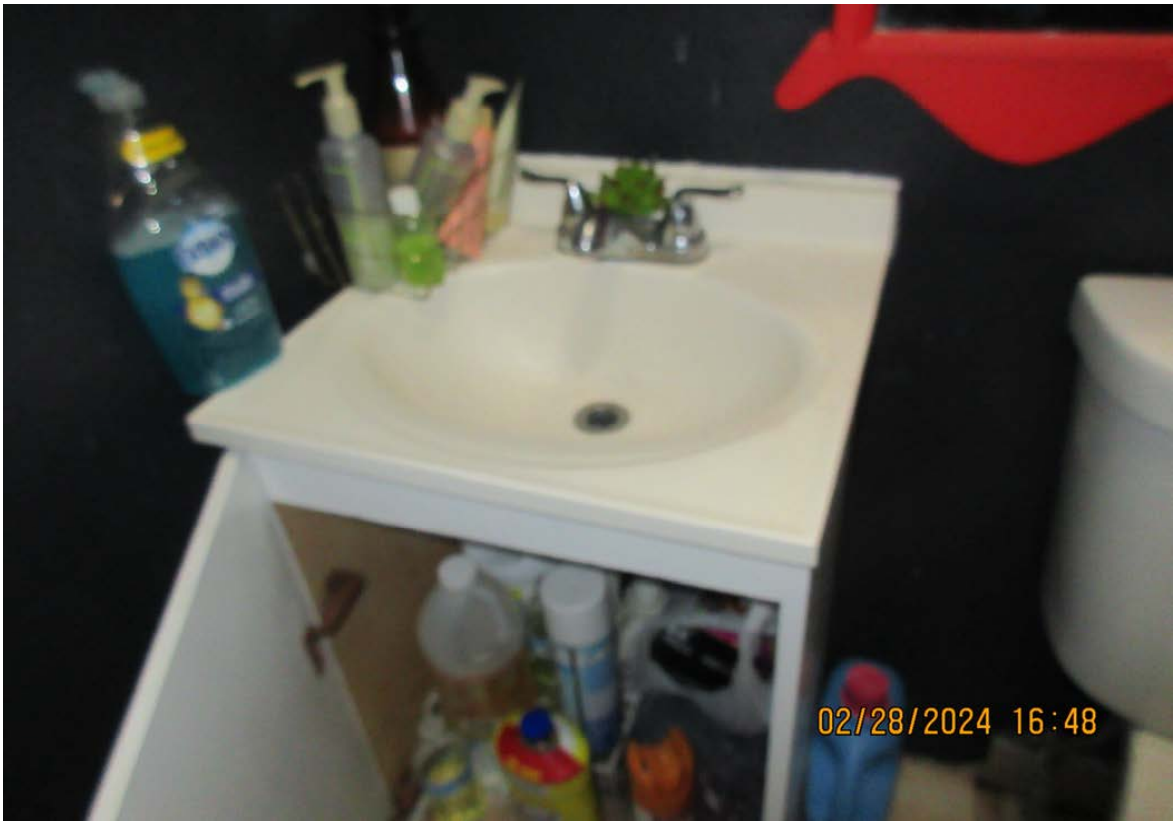
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02/28/2024 17:14

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 6399
vs.	)	
BNUMO INC Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 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 RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: BNUMO INC

FOLIO NO.: 5142 30 09 0681

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 15-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 15-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of September 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____

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 Sept., 2022.

Nazly Cardona CA

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5471
vs.	)	
BNUMO INC Respondent(s)	)	

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 4444 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: BNUMO INC

FOLIO NO.: 5142 30 09 0681

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 5-17; 15-22 and 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b); 5-17; 15-22 and 15-24 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250— PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of November 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 order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No____

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of NOV, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023